



CITY OF WHITEWATER PLAN AND ARCHITECTURAL REVIEW
COMMISSION

Agenda

June 12, 2017

City of Whitewater Municipal Building
Community Room

312 W. Whitewater St., Whitewater, Wisconsin

6:30 p.m.

1.	Call to order and Roll Call.
2.	Election of Chairperson, Vice-Chairperson, Plan Commission Representative to the Community Development Authority, Plan Commission Representative to the Urban Forestry Committee, and Plan Commission Representative to the Technology Park Architectural Review Committee.
3.	Hearing of Citizen Comments. No formal Plan Commission Action will be taken during this meeting, although issues raised may become a part of a future agenda. Specific items listed on the agenda may not be discussed at this time; however citizens are invited to speak to those specific issues at the time the Plan Commission discusses that particular item.
4.	Review and approve the Plan Commission minutes of May 8, 2017.
5.	Hold a public hearing for an amendment to the Conditional Use Permit for an auto mechanic shop to be located at 211 E. Main Street for Juan Daniel Camacho.
6.	Hold a public hearing for an amendment to the Conditional Use Permit in a B-2 (Central Business) Zoning District, to build two residential units on the second floor, (both 3 bedroom units) at 109 S. Second Street for Robert E. Freiermuth.
7.	Hold a public hearing for the Plan Commission of the City of Whitewater, Walworth and Jefferson Counties, Wisconsin, will consider a request for a Change in the District Zoning Map for an amendment to the zoning of the property located at 234 N. Prince Street (The Element) to impose R-3A University Residential Density Overlay District under Chapter 19.22) on the property for Andrew Reahm.
8.	Hold a public hearing for a conditional use permit to increase the number of dwelling units at 234 N. Prince Street (The Element) by adding 5 more units for CatCon Whitewater, LLC. (Andrew Reahm).
9.	Item postponed to a future meeting. Notices will be sent to neighboring property owners at that time. Hold a public hearing for the Plan Commission of the City of Whitewater, Walworth and Jefferson Counties, Wisconsin, will consider a request for a change in the District Zoning Map to change the temporary zoning of R-3 for the parcels listed below to a permanent zoning of R-3 (Multi-family Residence District) under Chapter

MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission
From: Christine Munz-Pritchard City Planner
Date: June 12th 2017
Re: **Item # 4** Proposed a Conditional Use Permit for the existing Automotive Servicing and Repairs at 211 E Main Street for Juan Daniel Camacho.

Summary of Request	
Requested Approvals:	Automotive Servicing and Repairs
Location:	211 E Main Street
Land Use:	Auto Repair Garage
Current Zoning:	B-2 Central Business
Comprehensive Plan's Future Land Use:	Community Business

Description of the Proposal:

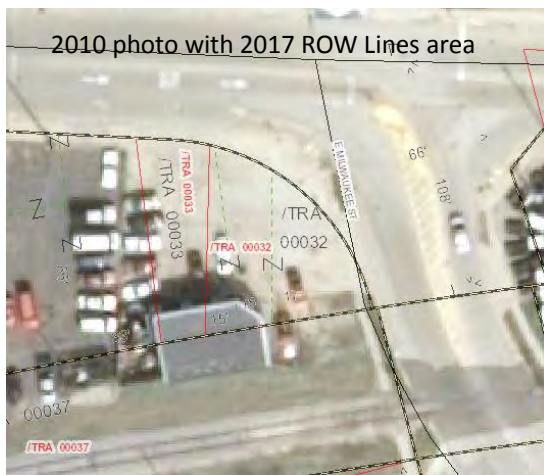
This is a proposed Conditional Use Permit (CUP) to document the use of the Automotive Servicing and Repairs building located at 211 E Main Street. Automotive servicing and repairs is required per 19.30.030 F of the City ordinance. The building is located on East Main Street at the intersection of Milwaukee Street and East Main Street. This site has been an auto repair business and gas station in the past. The file indicated that the building was constructed before prior to 1960.

On September 5th 2011 a Conditional Use Permit memo was written by Mark Roffers. The following conditions were approved at the September 10th 2011 meeting:

1. The site and operation shall be run in accordance with the submitted revised site and operation plans, except as indicated below.
2. The conditional use permit shall expire on October 1st 2002. Continuing the business beyond that point will require Plan Commission approval of an amendment to the conditional use permit.
3. The permit is for auto repair use only. No car or truck rental operation, vehicle salvaging long term parking or storage of vehicles, or other uses shall operate on the site without written City approval.
4. Before an occupancy permit is issued, the following site improvements shall be completed:
 - a. The dumpster shall be located and or enclosed by a wall or fence so that it is completely screened from public roads

- b. The barriers (railroad ties) currently preventing access onto Wisconsin street shall be moved to the west to provide for the “extra space” as shown on the site plan. Additional barriers shall be added to the area as needed.
 - c. The existing debris and concrete piled near the northeast corner of the site, and all other debris and weeds on the site, shall be removed or cut. Green space (grass) should be restored whenever possible.
5. Hours of operation shall be from 8 a.m. to 5 p.m. Monday through Friday and 8:00 a.m. to 1 p.m. on Saturday. All repair operations shall take place inside the building.
 6. There shall be no more than eight vehicles kept outdoors on the site at any one time. No vehicle shall be continuously parked on the site for a period exceeding 10 days, or shall obviously be removed and returned to the site in an attempt to avoid the limitation.
 7. The colors, illumination, and location of the proposed wall sign shall be approved by City staff.

It should be noted in the meeting minutes City Attorney McDonnell stated *that it would be the burden of the application to come in for renewal of the conditional use permit, or it would expire. This would be the same whether the applicant leases the property or owns the property.*



In 2014 the East Gate Way project is constructed. This project requires land acquisition for the use of right-of-way on the site. As seen above the corner is rounded off reducing the amount of land on the site. The lot according to Walworth County GIS is .1358 acres.

PLANNER'S RECOMMENDATIONS:

I recommend the Commission grant *conditional approval* for the request to allow for a Conditional Use Permit (CUP) at 113 E Main Street subject to the following conditions of approval:

1. General requirements for the R-2 district shall apply. This includes but is not limited to:
 - a. Landscaping and Screening
 - b. Enclosed trash dumpster.
2. The previous Conditional Use Permit (CUP) restricted the number of cars.

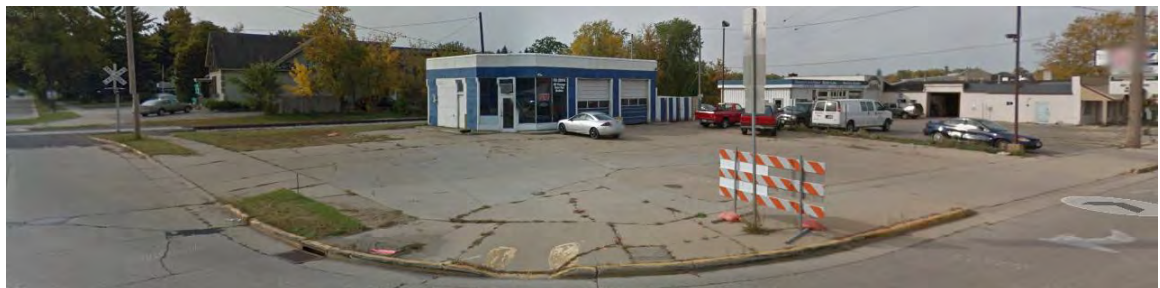
There shall be no more than eight vehicles kept outdoors on the site at any one time. No vehicle shall be continuously parked on the site for a period exceeding 10 days, or shall obviously be removed and returned to the site in an attempt to avoid the limitation.

Due to the reduction in lot size the number of cars should be reduced from eight to no more than 6 with the same restriction that vehicles shall not be parked for more than 10 days.

3. The owner while moving his shop to this location dumped tires on railroad right of way. Due to this action the City is requesting that annual verification over the next first 5 years that the business properly disposing of all waste and materials starting on June 12th 2018. I have attached a Waste and Materials Management contact from DNR. If the owner does not comply with the CUP this approval will be revoked. The business will not be allowed to continue operations until it is re-approved by this board.
4. The Walworth County GIS shows a lot line through the existing building and two tax parcels /TRA 00032 and /TRA 00033. This needs to be corrected. In addition one of the tax parcels appears to not pay taxes. The owner of the property needs to correct this with Walworth County Land Records and bring in the paperwork to verify the correction has been made. This needs to be completed within 90 days of CUP approval.



5. No car or truck rental operation, vehicle salvaging long term parking or storage of vehicles, or other uses shall operate on the site without written City approval.
6. The current owner did not apply for a sign permit. This needs to be completed within 30 days of CUP approval. If the owner does not comply the business will not be allowed to continue operations until it is re-approved by this board.
7. A decorative fence, curb stop or other kind of delineation needs to be placed between this property and the adjacent property located directly west.
8. Any other conditions identified by the Plan Commission.



SUGGESTED FINDINGS TO BE MADE BY THE PLAN COMMISSION

Conditional Use Permits are required to be reviewed in relation to a set of standard criteria presented in the Zoning Ordinance (Section 19.66.050). See the following page for suggested findings:

Analysis of Proposed Conditional Use Permit for: 113 E Main Street		
Conditional Use Permit Review Standards per Section 19.66.050:		
STANDARD	EVALUATION	COMMENTS
1. The establishment, maintenance, or operation of the conditional use will not create a nuisance for neighboring uses or substantially reduce the values of property.	Yes	This is an existing use.
2. Adequate utilities, access roads, parking, drainage, landscaping, and other necessary site improvements are being provided.	Yes	Needs improvement. Noted in requirements.
3. The conditional use conforms to all applicable regulations of the district in which it is located, unless otherwise specifically exempted in this ordinance or through variance.	Yes	This is an existing use.
4. The conditional use conforms to the purpose and intent of the city master (comprehensive) plan.	Yes	This is an existing use.
5. The conditional use and structures are consistent with sound planning and zoning principles.	Yes	This is an existing use.



#5

Neighborhood Services Department
*Planning, Zoning, Code Enforcement, GIS
and Building Inspections*

www.whitewater-wi.gov
Telephone: (262) 473-0540

NOTICE OF PUBLIC HEARING

TO ALL INTERESTED PARTIES:

A meeting of the PLAN AND ARCHITECTURAL REVIEW COMMISSION of the City of Whitewater will be held at the Municipal Building, Community Room, located at 312 W. Whitewater Street on the 12th day of June 2017 at 6:30 p.m. to hold a public hearing for an amendment to the Conditional Use Permit, in an B-2 (Central Business) Zoning District, for an auto mechanic shop to be located at 211 E. Main Street for Juan Daniel Camacho.

The proposal is on file in the office of the Zoning Administrator at 312 W. Whitewater Street and is open to public inspection during office hours Monday through Friday, 8:00 a.m. to 4:30 p.m.

This meeting is open to the public. COMMENTS FOR, OR AGAINST THE PROPOSED PROJECT MAY BE SUBMITTED IN PERSON OR IN WRITING.

For information, call (262) 473-0540


Chris Munz-Pritchard, Neighborhood Services Director/City Planner

TaxKey	Owner1	Owner2	Address1	Address2	City	State	Zip
/A 29600002	CITY OF WHITEWATER 'PUMP HOUSE'		312 W WHITEWATER ST		WHITEWATER	WI	53190-0000
/A 70900001	FORT COMMUNITY CREDIT UNION		800 MADISON AVE	PO BOX 160	FT ATKINSON	WI	53538-0000
/BIRW 00001	FRAWLEY ENTERPRISES WHITEWATER		PO BOX 630		WHITEWATER	WI	53190-0000
/BIRW 00002	RODERICK O DALEE	MARY M DALEE	269 N FRANKLIN ST		WHITEWATER	WI	53190-0000
/ES 00007	D&R PARTNERSHIP LLC		PO BOX 266		WHITEWATER	WI	53190-0000
/TRA 00001	RUTH WALTON RENTALS LLC	OF WHITEWATER CITY	612 STONEFIELD LN		WHITEWATER	WI	53190-0000
/TRA 00002	RUTH WALTON RENTALS LLC	OF WHITEWATER CITY	612 STONEFIELD LN		WHITEWATER	WI	53190-0000
/TRA 00003	DONNA J HENRY		347 S JANESVILLE ST		WHITEWATER	WI	53190-0000
/TRA 00004	BLGL LLC		1691 MOUNDVIEW PL		WHITEWATER	WI	53190-0000
/TRA 00005	BILHORN PROPERTIES II LLC		282 NORTHSIDE DR		MILTON	WI	53563-0000
/TRA 00006	RICKY R SDANO		240 E MAIN ST		WHITEWATER	WI	53190-0000
/TRA 00007	SHIRLEY M OLSEN TRUST		118 N CHERRY ST		WHITEWATER	WI	53190-0000
/TRA 00008	BRAD A SCHULTZ	MICHELLE L SCHULTZ	124 N CHERRY ST		WHITEWATER	WI	53190-0000
/TRA 00014	JOHN D HAPKA	SHIRLEY HAPKA	121 N JEFFERSON ST		WHITEWATER	WI	53190-0000
/TRA 00015	RUSSELL R WALTON	KIMBERLY A WALTON	1005 W MAIN ST	SUITE C	WHITEWATER	WI	53190-0000
/TRA 00032	DEAN L ZWEIFEL		547 S EHLERT CT		WHITEWATER	WI	53190-0000
/TRA 00033	DEAN L ZWEIFEL		547 S EHLERT CT		WHITEWATER	WI	53190-0000
/TRA 00036	EA INVESTMENTS INC		1127 PRAIRIE DR	STE 100	RACINE	WI	53406-0000
/TRA 00037	CHICAGO MILWAUKEE ST PAUL RR				WHITEWATER	WI	53190-0000
/TRA 00038	RICHARD H KRAUS JR TRUST	PAMELA T KRAUS TRUST	N8039 HWY 89		WHITEWATER	WI	53190-0000
/TRA 00039	LAND & WATER INVESTMENTS LLC		503 CENTER ST		LAKE GENEVA	WI	53147-0000
/TRA 00040	LAND & WATER INVESTMENTS LLC		503 CENTER ST		LAKE GENEVA	WI	53147-0000
/WUP 00261	CITY OF WHITEWATER		312 W WHITEWATER ST		WHITEWATER	WI	53190-0000
/WUP 00266	DONNA JOANNE HENRY		347 S JANESVILLE ST		WHITEWATER	WI	53190-0000
/WUP 00267	DONNA JOANNE HENRY		347 S JANESVILLE ST		WHITEWATER	WI	53190-0000
/WUP 00268	RICHARD E MARTIN	SHARON L MARTIN	607 PLAINVIEW DR		PALMYRA	WI	53156-0000
/WUP 00321	STATE OF WISCONSIN DEPT OF TRANSPORTATION				MADISON	WI	53702-0000
/WUP 00321A	STATE OF WISCONSIN DEPT OF TRANSPORTATION				MADISON	WI	53702-0000
	JUAN DANIEL CAMACHO		211 E MAIN ST		WHITEWATER	WI	53190-0000



Neighborhood Services Department
Planning, Zoning, GIS, Code Enforcement
and Building Inspections

www.whitewater-wi.gov
(262) 473-0143

CONDITIONAL USE PERMIT APPLICATION

Address of Property: 211 E main st. whitewater WI 53190

Owner's Name: Juan Daniel Camacho

Applicant's Name: Juan Daniel Camacho

Mailing Address: 211 E main st whitewater WI 53190

Phone #: (262) 473-8720 Email: JCamacho4476@sbcglobal.net

Legal Description (Name of Subdivision, Block and Lot of other Legal Descriptions): _____

Existing and Proposed Uses:

Current Use of Property: Auto Mechanic Shop

Zoning District: B2

Proposed Use: Auto Mechanic Shop

NOTICE: The Plan Commission meetings are scheduled on the 2nd Monday of the month. All complete plans must be in by 4:00 p.m. four weeks prior to the meeting.

Conditions

The City of Whitewater Zoning Ordinance authorizes the Plan Commission to place conditions on approved conditional uses. "Conditions" such as landscaping, architectural design, type of construction, construction commencement and completion dates, sureties, lighting, fencing, plantation, deed restrictions, highway access restrictions, increased yards or parking requirements may be affected. "Conditional Uses" may be subject to time limits or requirements for periodic review by staff.

APPLICATION REQUIREMENTS

THE FOLLOWING INFORMATION MUST BE SUBMITTED IN ORDER TO CONSIDER THE APPLICATION COMPLETE:

1. Statement of use, including type of business with number of employees by shift.
2. Scaled plot plan with north arrow, showing proposed site and all site dimensions.
3. All buildings and structures: location, height, materials and building elevations.
4. Lighting plan: including location, height, type, orientation of all proposed outdoor lighting – both on poles and on buildings. Photometric plans may be required.
5. Elevation drawings or illustrations indicating the architectural treatment of all proposed buildings and structures.
6. Off-street parking: locations, layout, dimensions, circulation, landscaped areas, total number of stalls, elevation, curb and gutter.
7. Access: pedestrian, vehicular, service. Points of ingress and egress.
8. Loading: location, dimensions, number of spaces, internal circulation.
9. Landscaping: including location, size and type of all proposed planting materials.
10. Floor plans: of all proposed buildings and structures, including square footage.
11. Signage: location, height, dimensions, color, materials, lighting and copy area.
12. Grading /drainage plan of the proposed site.
13. Waste disposal facilities: storage facilities for the storage of trash and waste materials.
14. Outdoor storage, where permitted in the district: type, location, height of screening devices.

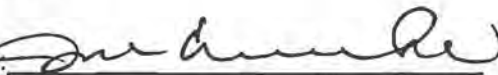
****Four (4) full size, Twenty (20) 11x17, and 1 Electronic Copy (include color where possible) site plan copies, drawn to scale and dimensioned.**

STANDARDS FOR REVIEW AND APPROVAL

The Plan and Architectural Commission shall use the following standards when reviewing applications for conditional uses. The applicant is required to fill out the following items and explain how the proposed conditional use will meet the standard for approval.

STANDARD	APPLICANT'S EXPLANATION
A. That the establishment, maintenance, or operation of the Conditional Use will not create a nuisance for neighboring uses or substantially reduce value of other property.	It will not create a nuisance
B. That utilities, access roads, parking, drainage, landscaping, and other necessary site improvements are being provided.	Existing Landscaping / Parking drainage and access
C. That the conditional use conforms to all applicable regulations of the district in which it is located, unless otherwise specifically exempted by this ordinance.	yes it conform
D. That the conditional use conforms to the purpose and intent of the city Master Plan.	yes

**Refer to Chapter 19.66 of the City of Whitewater Municipal Code, entitled CONDITIONAL USES, for more information.

Applicant's Signature: 

Date: 4/25/17

Printed: Jean Danie/ Camacho

TO BE COMPLETED BY THE NEIGHBORHOOD SERVICES DEPARTMENT

- 1) Application was filed and the paid fee at least four weeks prior to the meeting. **\$100.00 fee** filed on 4-25-17. Received by: J. Wegner Receipt #: 6. 013126
- 2) Application is reviewed by staff members.
- 2) Class 1 Notice published in Official Newspaper on 6-1-17.
- 3) Notices of the Public Hearing mailed to property owners on 5-26-17.
- 4) Plan Commission holds the PUBLIC HEARING on 6-12-17. Public comments may also be submitted in person or in writing to City Staff.
- 5) At the conclusion of the Public Hearing, the Plan Commission will make a decision.

ACTION TAKEN:

Condition Use Permit: Granted _____ Not Granted _____ By the Plan and Architectural Review Commission

CONDITIONS PLACED UPON PERMIT BY PLAN AND ARCHITECTURAL REVIEW COMMISSION:

Signature of Plan Commission Chairperson

Date

Tips for Minimizing Your Development Review Costs: A Guide for Applicants

The City of Whitewater assigns its consultant costs associated with reviewing development proposals to the applicant requesting development approval. These costs can vary based on a number of factors. Many of these factors can at least be partially controlled by the applicant for development review. The City recognizes that we are in a time when the need to control costs is at the forefront of everyone's minds. The following guide is intended to assist applicants for City development approvals to understand what they can do to manage and minimize the costs associated with review of their applications. The tips included in this guide will almost always result in a less costly and quicker review of an application.

Meet with Neighborhoods Services Department before submitting an application

If you are planning on submitting an application for development review, one of the first things you should do is have a discussion with the City's Neighborhood Services Department. This can be accomplished either by dropping by the Neighborhood Services Department counter at City Hall, or by making an appointment with the Neighborhood Services Manager / City Planner. Before you make significant investments in your project, the Department can help you understand the feasibility of your proposal, what City plans and ordinances will apply, what type of review process will be required, and how to prepare a complete application.

Submit a complete and thorough application

One of the most important things you can do to make your review process less costly to you is to submit a complete, thorough, and well-organized application in accordance with City ordinance requirements. The City has checklists to help you make sure your application is complete. To help you prepare an application that has the right level of detail and information, assume that the people reviewing the application have never seen your property before, have no prior understanding of what you are proposing, and don't necessarily understand the reasons for your request.

For more complex or technical types of projects, strongly consider working with an experienced professional to help prepare your plans

Experienced professional engineers, land planners, architects, surveyors and landscape architects should be quite familiar with standard development review processes and expectations. They are also generally capable of preparing high-quality plans that will ultimately require less time (i.e., less cost for you) for the City's planning and engineering consultants to review, saving you money in the long run. Any project that includes significant site grading, stormwater management, or utility work; significant landscaping; or significant building remodeling or expansion generally requires professionals in the associated fields to help out.

For simpler projects, submit thorough, legible, and accurate plans

For less complicated proposals, it is certainly acceptable to prepare plans yourself rather than paying to have them prepared by a professional. However, keep in mind that even though the project may be less complex, the City's staff and consultants still need to ensure that your proposal meets all City requirements. Therefore, such plans must be prepared with care. Regardless of the complexity, all site, building, and floor plans should:

1. Be drawn to a recognized scale and indicate what the scale is (e.g., 1 inch = 40 feet).
2. Include titles and dates on all submitted documents in case pieces of your application get separated.
3. Include clear and legible labels that identify streets, existing and proposed buildings, parking areas, and other site improvements.
4. Indicate what the property and improvements look like today versus what is being proposed for the future.
5. Accurately represent and label the dimensions of all lot lines, setbacks, pavement/parking areas, building heights, and any other pertinent project features.
6. Indicate the colors and materials of all existing and proposed site/building improvements.
7. Including color photos with your application is one inexpensive and accurate way to show the current condition of the site. Color catalog pages or paint chips can be included to show the appearance of proposed signs, light fixtures, fences, retaining walls, landscaping features, building materials, or other similar improvements.

Submit your application well in advance of the Plan and Architectural Review Commission meeting

The City normally requires that a complete application be submitted four weeks in advance of the Commission meeting when it will be considered. The further in advance you can submit your application, the better for you and everyone involved in reviewing the project. Additional review time may give the City's consultant staff and staff an opportunity to communicate with you about potential issues with your project or application and allow you time to efficiently address those issues before the Plan and Architectural Review Commission meeting. Be sure to provide reliable contact information on your application form and be available to respond to such questions or requests in a timely manner.

For more complex projects, submit your project for conceptual review

A conceptual review can be accomplished in several ways depending on the nature of your project and your desired outcomes.

1. Preliminary plans may be submitted to City staff and/or planning consultant for a quick, informal review. This will allow you to gauge initial reactions to your proposal and help you identify key issues;
2. You may request a sit-down meeting with the Neighborhood Services Manager/ City Planner to review and more thoroughly discuss your proposal; and/or

3. You can ask to be placed on a Plan and Architectural Review Commission meeting agenda to present and discuss preliminary plans with the Commission and gauge its reaction before formally submitting your development review application.

Overall, conceptual reviews almost always save time, money, stress, and frustration in the long run for everyone involved. For this reason, the City will absorb up to \$200 in consultant review costs for conceptual review of each project.

Hold a neighborhood meeting for larger and potentially more controversial Projects

If you believe your project falls into one or both of these two categories (City staff can help you decide), one way to help the formal development review process go more smoothly is to host a meeting for the neighbors and any other interested members of the community. This would happen before any Plan and Architectural Review Commission meeting and often before you even submit a formal development review application.

A neighborhood meeting will give you an opportunity to describe your proposal, respond to questions and concerns, and generally address issues in an environment that is less formal and potentially less emotional than a Plan and Architectural Review Commission meeting. Neighborhood meetings can help you build support for your project, understand others' perspectives on your proposals, clarify misunderstandings, and modify the project and alleviate public concerns before the Plan and Architectural Review Commission meetings. Please notify the Neighborhood Services Manager / City Planner of your neighborhood meeting date, time, and place; make sure all neighbors are fully aware (City staff can provide you a mailing list at no charge); and document the outcomes of the meeting to include with your application.

Typical City Planning Consultant Development Review Costs

The City often utilizes assistance from a planning consultant to analyze requests for land development approvals against City plans and ordinances and assist the City's Plan and Architectural Review Commission and City Council on decision making. Because it is the applicant who is generating the need for the service, the City's policy is to assign most consultant costs associated with such review to the applicant, as opposed to asking the general taxpayer to cover these costs.

The development review costs provided below represent the planning consultant's range of costs associated with each particular type of development review. This usually involves some initial analysis of the application well before the public meeting date, communication with the applicant at that time if there are key issues to resolve before the meeting, further analysis and preparation of a written report the week before the meeting, meeting attendance, and sometimes minor follow-up after the meeting. Costs vary depending on a wide range of factors, including the type of application, completeness and clarity of the development application, the size and complexity of the proposed development, the degree of cooperation from the applicant for further information, and the level of community interest. The City has a guide called "Tips for Minimizing Your Development Review Costs" with information on how the applicant can help control costs.

Type of Development Review Being Requested	Planning Consultant Review Cost Range
Minor Site/Building Plan (e.g., minor addition to building, parking lot expansion, small apartment, downtown building alterations)	
When land use is a permitted use in the zoning district, and for minor downtown building alterations	Up to \$600
When use also requires a conditional use permit, and for major downtown building alterations	\$700 to \$1,500
Major Site/Building Plan (e.g., new gas station/convenience store, new restaurant, supermarket, larger apartments, industrial building)	
When land use is a permitted use in the zoning district	\$700 to \$2,000
When land use also requires a conditional use permit	\$1,600 to \$12,000
Conditional Use Permit with no Site Plan Review (e.g., home occupation, sale of liquor request, substitution of use in existing building)	Up to \$600
Rezoning	
To a standard (not PCD) zoning district	\$400 to \$2,000
To Planned Community Development zoning district, assuming complete GDP & SIP application submitted at same time	\$2,100 to \$12,000
Land Division	
Certified Survey Map	Up to \$300
Preliminary Subdivision Plat	\$1,500 to \$3,000
Final Plat (does not include any development agreement time)	\$500 to \$1,500
Annexation	\$200 to \$400

****Note:** The City also retains a separate engineering consultant, who is typically involved in larger projects requiring stormwater management plans, major utility work, or complex parking or road access plans. Engineering costs are not included above, but will also be assigned to the development review applicant. The consultant planner and engineer closely coordinate their reviews to control costs.

Cost Recovery Certificate and Agreement

The City may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, and recreation specialists) to assist in the City's review of an application for development review coming before the Plan and Architectural Review Commission, Board of Zoning Appeals, and/or Common Council. In fact, most applications require some level of review by the City's planning consultant. City of Whitewater staff shall retain sole discretion in determining when and to what extent it is necessary to involve a professional consultant in the review of an application.

The submittal of an application or petition for development review by an applicant shall be construed as an agreement to pay for such professional review services associated with the application or petition. The City may apply the charges for these services to the applicant and/or property owner in accordance with this agreement. The City may delay acceptance of an application or petition (considering it incomplete), or may delay final action or approval of the associated proposal, until the applicant pays such fees or the specified percentage thereof. Development review fees that are assigned to the applicant, but that are not actually paid, may then be imposed by the City as a special charge on the affected property.

Section A: Background Information

----- To be filled out by the Applicant/Property Owner -----

Name of Applicant:

Juan Daniel Camacho

Applicant's Mailing Address:

211 E main st whitewater WI 53190

Applicant's Phone Number:

(262) 473-8720

Applicant's Email Address:

Jcamacho4476@sbcglobal.net

Project Information:

Name/Description of Development:

Camacho's Auto Repair LLC

Address of Development Site:

211 E main st whitewater WI 53190

Tax Key Number(s) of Site:

TRA 00032

Property Owner Information (if different from applicant):

Name of Property Owner:

same

Property Owner's Mailing Address:

same

Section B: Applicant/Property Owner Cost Obligations

----- To be filled out by the Neighborhood Services Department -----

Under this agreement, the applicant shall be responsible for the costs indicated below. In the event the applicant fails to pay such costs, the responsibility shall pass to the property owner, if different. Costs may exceed those agreed to herein only by mutual agreement of the applicant, property owner, and City. If and when the City believes that actual costs incurred will exceed those listed below, for reasons not anticipated at the time of application or under the control of the City administration or consultants, the Neighborhood Services Director or his agent shall notify the applicant and property owner for their approval to exceed such initially agreed costs. If the applicant and property owner do not approve such additional costs, the City may, as permitted by law, consider the application withdrawn and/or suspend or terminate further review and consideration of the development application. In such case, the applicant and property owner shall be responsible for all consultant costs incurred up until that time.

A. Application Fee.....\$ _____

B. Expected Planning Consultant Review Cost\$ _____

C. Total Cost Expected of Applicant (A+B)\$ _____

D. 25% of Total Cost, Due at Time of Application.....\$ _____

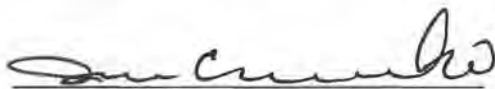
E. Project Likely to Incur Additional Engineering or Other Consultant Review Costs? < Yes < No

The balance of the applicant's costs, not due at time of application, shall be payable upon applicant receipt of one or more itemized invoices from the City. If the application fee plus actual planning and engineering consultant review costs end up being less than the 25% charged to the applicant at the time of application, the City shall refund the difference to the applicant.

Section C: Agreement Execution

----- To be filled out by the Applicant and Property Owner -----

The undersigned applicant and property owner agree to reimburse the City for all costs directly or indirectly associated with the consideration of the applicant's proposal as indicated in this agreement, with 25% of such costs payable at the time of application and the remainder of such costs payable upon receipt of one or more invoices from the City following the execution of development review services associated with the application.



Signature of Applicant/Petitioner

Juan Daniel Camacho

Printed Name of Applicant/Petitioner

4-25-17

Date of Signature

Signature of Property Owner (if different)

Printed Name of Property Owner (if different)

Date of Signature



Ruth Walton

612 Stonefield Lane
Whitewater, WI 53190

To
Plan & Architectural Review
Commission.

I am in favor of the
Conditional Use Permit to
B-2- at 211 E. Main St -
Mr Camacho is a good business
and neighbor across from
the Century 21 office

Ruth Walton

612 Stonefield Ln.

Whitewater, WI 53190

MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission

From: Chris Munz-Pritchard City Planner

Date: June 12th 2017

Re: **Item # 5** Proposed adding a second story to create two new residential units at 109 N Second Street (HSI Rentals) Tax ID# /OT 00022 for Robert Freiermuth.

Summary of Request		
Requested Approvals:	Adding a second story to create two new residential units	
Location:	109 N Second Street	
Current Land Use:	B-2 Central Business	
Surrounding <i>Zoning</i> and Current Land Uses:		
	<i>NORTH</i> <i>B-2</i> Central Business (Park Lot)	
<i>WEST</i> <i>B-2</i> Central Business	Subject Property	<i>EAST</i> <i>B-2</i> Central Business
	<i>SOUTH</i> <i>B-2</i> Central Business	

Description of the Proposal:

This is an existing building located at 109 N. Second Street. The building has also been listed as 113 N. Second Street. The building is currently a one story with a basement. The year of constructed is listed as 1900. The building currently has two spaces. One space is being used as a warehouse the other space was previously a pizza restaurant. The property records card has the current square footage listed as 2,660 square feet.

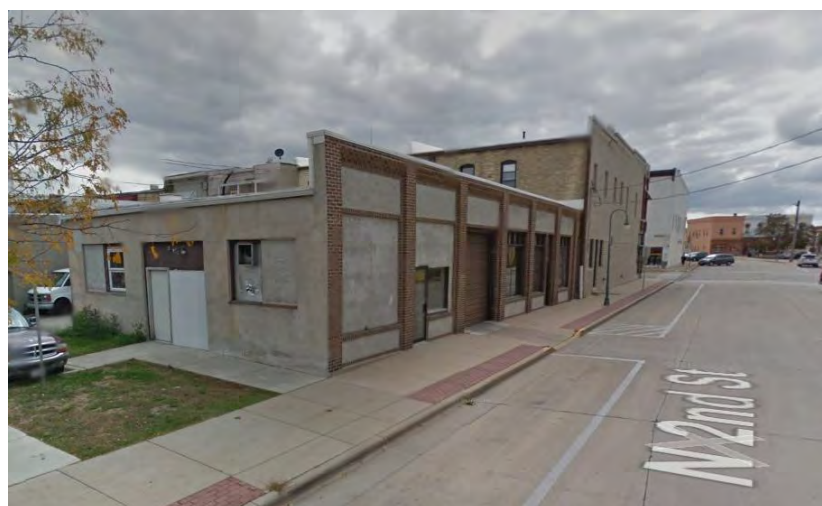
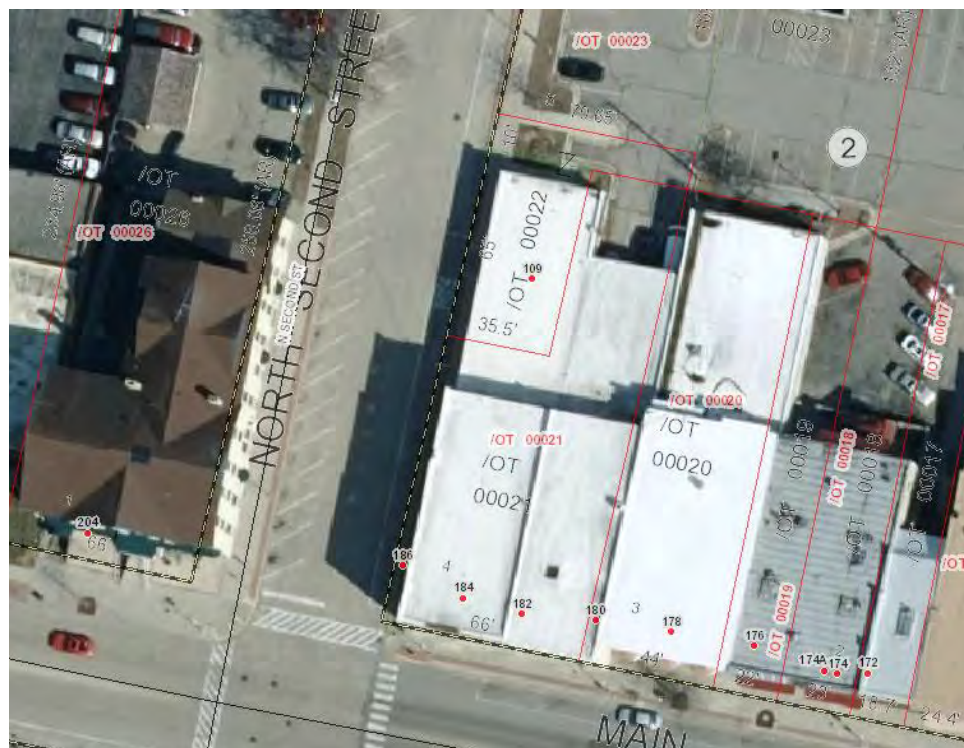
The addition to the building will add two units above the existing building. Unit A will have 3 bedrooms, 2 baths, a loft area and an outdoor balcony. Unit B will have 3

bedrooms, 1 bath and a loft area. The building total height will be approximately 33.5 feet tall. Renovation to the first floor includes: two tenant spaces, a lobby with stairs, and a storage unit. Basement plans have not been included so it will remain in the current condition. The building will have an automatic sprinkler system. Walls separating dwelling units and corridor walls will have fire partitions. Parking is not required in the B-2. Parking permits for the downtown area are good from June 1, 2017 through May 31, 2018 will be available for sale starting on Friday, May 5, 2016 at the Whitewater Police Department lobby window.

PLANNER'S RECOMMENDATIONS:

I recommend that the Plan and Architectural Review Commission recommend approval of the proposed subject to the findings presented below.

1. This property shall enter into an agreement with adjacent property owners to utilize the dumpster enclosure located in the rear parking lot. Document shall be provided that show an agreement has been made.
2. The adjacent building (/OT 00021) has a second floor door and windows. This door is critical component to meeting fire code for this building. An agreement with the property owner needs to be established and filed with Walworth County and the City Clerk.
3. Each unit shall have no more than 3 unrelated per code 19.30.020 NN. More than this will be a violation and shall result in the revoking of the conditional use permit.
4. A snow removal plan for sidewalk and fire exits needs to be documented with the City. This needs to be included in the agreement with the adjacent property owner.
5. An easement is needed for the windows along the east side to insure egress per state code.
6. The ground floor is showing two tenant spaces, storage and lobby with stairs. Both tenant spaces need to have access to restroom facilities.
7. Who has access to the storage area? Is this for the above units or tenant space? This needs to be established and in writing.
8. The project needs to match the downtown aesthetics.
 - a. The ground floor space is to remain retail space. The street level façade should provide display windows entry area and awning if possible.
 - b. The building façade is encouraged to utilize details or changes in material to create a distinct base, (middle) and top.
 - c. Exterior lighting should be added and designed to complement the building.
 - d. The ground floor shall meet ADA requirements.
9. There shall be no smoking on the balcony.
10. A Knox Box is required on the building.
11. Any other conditions identified by City Staff or the Plan Commission.







Neighborhood Services Department
Planning, Zoning, GIS, Code Enforcement
and Building Inspections

www.whitewater-wi.gov
(262) 473-0143

CONDITIONAL USE PERMIT APPLICATION

Address of Property: 109 N Second Street

Owner's Name: Robert E Freiermuth

Applicant's Name: Robert E Freiermuth

Mailing Address: 212 S Second St Whitewater, WI 53190

Phone #: 262-949-2390 Email: Bob@HSIRentals.com

Legal Description (Name of Subdivision, Block and Lot of other Legal Descriptions): _____

Existing and Proposed Uses:

Current Use of Property: Vacant Building

Zoning District: B-2

Proposed Use: Build second floor duplex both units 3bdm

NOTICE: The Plan Commission meetings are scheduled on the 2nd Monday of the month. All complete plans must be in by 4:00 p.m. four weeks prior to the meeting.

Conditions

The City of Whitewater Zoning Ordinance authorizes the Plan Commission to place conditions on approved conditional uses. "Conditions" such as landscaping, architectural design, type of construction, construction commencement and completion dates, sureties, lighting, fencing, plantation, deed restrictions, highway access restrictions, increased yards or parking requirements may be affected. "Conditional Uses" may be subject to time limits or requirements for periodic review by staff.

APPLICATION REQUIREMENTS

THE FOLLOWING INFORMATION MUST BE SUBMITTED IN ORDER TO CONSIDER THE APPLICATION COMPLETE:

1. Statement of use, including type of business with number of employees by shift.
2. Scaled plot plan with north arrow, showing proposed site and all site dimensions.
3. All buildings and structures: location, height, materials and building elevations.
4. Lighting plan: including location, height, type, orientation of all proposed outdoor lighting – both on poles and on buildings. Photometric plans may be required.
5. Elevation drawings or illustrations indicating the architectural treatment of all proposed buildings and structures.
6. Off-street parking: locations, layout, dimensions, circulation, landscaped areas, total number of stalls, elevation, curb and gutter.
7. Access: pedestrian, vehicular, service. Points of ingress and egress.
8. Loading: location, dimensions, number of spaces, internal circulation.
9. Landscaping: including location, size and type of all proposed planting materials.
10. Floor plans: of all proposed buildings and structures, including square footage.
11. Signage: location, height, dimensions, color, materials, lighting and copy area.
12. Grading /drainage plan of the proposed site.
13. Waste disposal facilities: storage facilities for the storage of trash and waste materials.
14. Outdoor storage, where permitted in the district: type, location, height of screening devices.

****Four (4) full size, Twenty (20) 11x17, and 1 Electronic Copy** (include color where possible) site plan copies, drawn to scale and dimensioned.

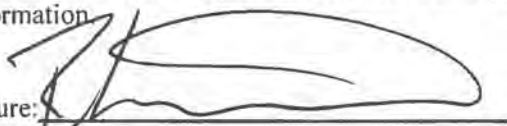
STANDARDS FOR REVIEW AND APPROVAL

The Plan and Architectural Commission shall use the following standards when reviewing applications for conditional uses. The applicant is required to fill out the following items and explain how the proposed conditional use will meet the standard for approval.

STANDARD	APPLICANT'S EXPLANATION
A. That the establishment, maintenance, or operation of the Conditional Use will not create a nuisance for neighboring uses or substantially reduce value of other property.	No, there will be a substantial increase in presence and value.
B. That utilities, access roads, parking, drainage, landscaping, and other necessary site improvements are being provided.	Yes
C. That the conditional use conforms to all applicable regulations of the district in which it is located, unless otherwise specifically exempted by this ordinance.	Yes
D. That the conditional use conforms to the purpose and intent of the city Master Plan.	Yes

**Refer to Chapter 19.66 of the City of Whitewater Municipal Code, entitled CONDITIONAL USES, for more information.

Applicant's Signature:



Date: 5-10-17

Printed:

Robert E Freiermuth

TO BE COMPLETED BY THE NEIGHBORHOOD SERVICES DEPARTMENT

- 1) Application was filed and the paid fee at least four weeks prior to the meeting. **\$100.00 fee** filed on 5-10-17. Received by: J. Wegner Receipt #: 6.013156
- 2) Application is reviewed by staff members.
- 2) Class 1 Notice published in Official Newspaper on 5-1-17.
- 3) Notices of the Public Hearing mailed to property owners on 5-26-17.
- 4) Plan Commission holds the PUBLIC HEARING on 6-12-17. Public comments may also be submitted in person or in writing to City Staff.
- 5) At the conclusion of the Public Hearing, the Plan Commission will make a decision.

ACTION TAKEN:

Condition Use Permit: Granted _____ Not Granted _____ By the Plan and Architectural Review Commission

CONDITIONS PLACED UPON PERMIT BY PLAN AND ARCHITECTURAL REVIEW COMMISSION:

Signature of Plan Commission Chairperson

Date

Tips for Minimizing Your Development Review Costs: A Guide for Applicants

The City of Whitewater assigns its consultant costs associated with reviewing development proposals to the applicant requesting development approval. These costs can vary based on a number of factors. Many of these factors can at least be partially controlled by the applicant for development review. The City recognizes that we are in a time when the need to control costs is at the forefront of everyone's minds. The following guide is intended to assist applicants for City development approvals to understand what they can do to manage and minimize the costs associated with review of their applications. The tips included in this guide will almost always result in a less costly and quicker review of an application.

Meet with Neighborhoods Services Department before submitting an application

If you are planning on submitting an application for development review, one of the first things you should do is have a discussion with the City's Neighborhood Services Department. This can be accomplished either by dropping by the Neighborhood Services Department counter at City Hall, or by making an appointment with the Neighborhood Services Manager / City Planner. Before you make significant investments in your project, the Department can help you understand the feasibility of your proposal, what City plans and ordinances will apply, what type of review process will be required, and how to prepare a complete application.

Submit a complete and thorough application

One of the most important things you can do to make your review process less costly to you is to submit a complete, thorough, and well-organized application in accordance with City ordinance requirements. The City has checklists to help you make sure your application is complete. To help you prepare an application that has the right level of detail and information, assume that the people reviewing the application have never seen your property before, have no prior understanding of what you are proposing, and don't necessarily understand the reasons for your request.

For more complex or technical types of projects, strongly consider working with an experienced professional to help prepare your plans

Experienced professional engineers, land planners, architects, surveyors and landscape architects should be quite familiar with standard development review processes and expectations. They are also generally capable of preparing high-quality plans that will ultimately require less time (i.e., less cost for you) for the City's planning and engineering consultants to review, saving you money in the long run. Any project that includes significant site grading, stormwater management, or utility work; significant landscaping; or significant building remodeling or expansion generally requires professionals in the associated fields to help out.

For simpler projects, submit thorough, legible, and accurate plans

For less complicated proposals, it is certainly acceptable to prepare plans yourself rather than paying to have them prepared by a professional. However, keep in mind that even though the project may be less complex, the City's staff and consultants still need to ensure that your proposal meets all City requirements. Therefore, such plans must be prepared with care. Regardless of the complexity, all site, building, and floor plans should:

1. Be drawn to a recognized scale and indicate what the scale is (e.g., 1 inch = 40 feet).
2. Include titles and dates on all submitted documents in case pieces of your application get separated.
3. Include clear and legible labels that identify streets, existing and proposed buildings, parking areas, and other site improvements.
4. Indicate what the property and improvements look like today versus what is being proposed for the future.
5. Accurately represent and label the dimensions of all lot lines, setbacks, pavement/parking areas, building heights, and any other pertinent project features.
6. Indicate the colors and materials of all existing and proposed site/building improvements.
7. Including color photos with your application is one inexpensive and accurate way to show the current condition of the site. Color catalog pages or paint chips can be included to show the appearance of proposed signs, light fixtures, fences, retaining walls, landscaping features, building materials, or other similar improvements.

Submit your application well in advance of the Plan and Architectural Review Commission meeting

The City normally requires that a complete application be submitted four weeks in advance of the Commission meeting when it will be considered. The further in advance you can submit your application, the better for you and everyone involved in reviewing the project. Additional review time may give the City's consultant staff and staff an opportunity to communicate with you about potential issues with your project or application and allow you time to efficiently address those issues before the Plan and Architectural Review Commission meeting. Be sure to provide reliable contact information on your application form and be available to respond to such questions or requests in a timely manner.

For more complex projects, submit your project for conceptual review

A conceptual review can be accomplished in several ways depending on the nature of your project and your desired outcomes.

1. Preliminary plans may be submitted to City staff and/or planning consultant for a quick, informal review. This will allow you to gauge initial reactions to your proposal and help you identify key issues;
2. You may request a sit-down meeting with the Neighborhood Services Manager/ City Planner to review and more thoroughly discuss your proposal; and/or

3. You can ask to be placed on a Plan and Architectural Review Commission meeting agenda to present and discuss preliminary plans with the Commission and gauge its reaction before formally submitting your development review application.

Overall, conceptual reviews almost always save time, money, stress, and frustration in the long run for everyone involved. For this reason, the City will absorb up to \$200 in consultant review costs for conceptual review of each project.

Hold a neighborhood meeting for larger and potentially more controversial Projects

If you believe your project falls into one or both of these two categories (City staff can help you decide), one way to help the formal development review process go more smoothly is to host a meeting for the neighbors and any other interested members of the community. This would happen before any Plan and Architectural Review Commission meeting and often before you even submit a formal development review application.

A neighborhood meeting will give you an opportunity to describe your proposal, respond to questions and concerns, and generally address issues in an environment that is less formal and potentially less emotional than a Plan and Architectural Review Commission meeting. Neighborhood meetings can help you build support for your project, understand others' perspectives on your proposals, clarify misunderstandings, and modify the project and alleviate public concerns before the Plan and Architectural Review Commission meetings. Please notify the Neighborhood Services Manager / City Planner of your neighborhood meeting date, time, and place; make sure all neighbors are fully aware (City staff can provide you a mailing list at no charge); and document the outcomes of the meeting to include with your application.

Typical City Planning Consultant Development Review Costs

The City often utilizes assistance from a planning consultant to analyze requests for land development approvals against City plans and ordinances and assist the City's Plan and Architectural Review Commission and City Council on decision making. Because it is the applicant who is generating the need for the service, the City's policy is to assign most consultant costs associated with such review to the applicant, as opposed to asking the general taxpayer to cover these costs.

The development review costs provided below represent the planning consultant's range of costs associated with each particular type of development review. This usually involves some initial analysis of the application well before the public meeting date, communication with the applicant at that time if there are key issues to resolve before the meeting, further analysis and preparation of a written report the week before the meeting, meeting attendance, and sometimes minor follow-up after the meeting. Costs vary depending on a wide range of factors, including the type of application, completeness and clarity of the development application, the size and complexity of the proposed development, the degree of cooperation from the applicant for further information, and the level of community interest. The City has a guide called "Tips for Minimizing Your Development Review Costs" with information on how the applicant can help control costs.

Type of Development Review Being Requested	Planning Consultant Review Cost Range
Minor Site/Building Plan (e.g., minor addition to building, parking lot expansion, small apartment, downtown building alterations)	
When land use is a permitted use in the zoning district, and for minor downtown building alterations	Up to \$600
When use also requires a conditional use permit, and for major downtown building alterations	\$700 to \$1,500
Major Site/Building Plan (e.g., new gas station/convenience store, new restaurant, supermarket, larger apartments, industrial building)	
When land use is a permitted use in the zoning district	\$700 to \$2,000
When land use also requires a conditional use permit	\$1,600 to \$12,000
Conditional Use Permit with no Site Plan Review (e.g., home occupation, sale of liquor request, substitution of use in existing building)	\$up to \$600
Rezoning	
To a standard (not PCD) zoning district	\$400 to \$2,000
To Planned Community Development zoning district, assuming complete GDP & SIP application submitted at same time	\$2,100 to \$12,000
Land Division	
Certified Survey Map	Up to \$300
Preliminary Subdivision Plat	\$1,500 to \$3,000
Final Plat (does not include any development agreement time)	\$500 to \$1,500
Annexation	\$200 to \$400

****Note:** The City also retains a separate engineering consultant, who is typically involved in larger projects requiring stormwater management plans, major utility work, or complex parking or road access plans. Engineering costs are not included above, but will also be assigned to the development review applicant. The consultant planner and engineer closely coordinate their reviews to control costs.

Cost Recovery Certificate and Agreement

The City may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, and recreation specialists) to assist in the City's review of an application for development review coming before the Plan and Architectural Review Commission, Board of Zoning Appeals, and/or Common Council. In fact, most applications require some level of review by the City's planning consultant. City of Whitewater staff shall retain sole discretion in determining when and to what extent it is necessary to involve a professional consultant in the review of an application.

The submittal of an application or petition for development review by an applicant shall be construed as an agreement to pay for such professional review services associated with the application or petition. The City may apply the charges for these services to the applicant and/or property owner in accordance with this agreement. The City may delay acceptance of an application or petition (considering it incomplete), or may delay final action or approval of the associated proposal, until the applicant pays such fees or the specified percentage thereof. Development review fees that are assigned to the applicant, but that are not actually paid, may then be imposed by the City as a special charge on the affected property.

Section A: Background Information

----- To be filled out by the Applicant/Property Owner -----

Name of Applicant:	Robert E Freiermuth
Applicant's Mailing Address:	212 S Second St
	Whitewater, WI 53190
Applicant's Phone Number:	262-949-2390
Applicant's Email Address:	Bob@HSIRentals.com
Project Information:	
Name/Description of Development:	Adding Second floor Duplex
Address of Development Site:	109 N Second St
Tax Key Number(s) of Site:	
Property Owner Information (if different from applicant):	
Name of Property Owner:	Robert E Freiermuth
Property Owner's Mailing Address:	Same

Section B: Applicant/Property Owner Cost Obligations

----- To be filled out by the Neighborhood Services Department -----

Under this agreement, the applicant shall be responsible for the costs indicated below. In the event the applicant fails to pay such costs, the responsibility shall pass to the property owner, if different. Costs may exceed those agreed to herein only by mutual agreement of the applicant, property owner, and City. If and when the City believes that actual costs incurred will exceed those listed below, for reasons not anticipated at the time of application or under the control of the City administration or consultants, the Neighborhood Services Director or his agent shall notify the applicant and property owner for their approval to exceed such initially agreed costs. If the applicant and property owner do not approve such additional costs, the City may, as permitted by law, consider the application withdrawn and/or suspend or terminate further review and consideration of the development application. In such case, the applicant and property owner shall be responsible for all consultant costs incurred up until that time.

A. Application Fee.....\$ _____

B. Expected Planning Consultant Review Cost\$ _____

C. Total Cost Expected of Applicant (A+B)\$ _____

D. 25% of Total Cost, Due at Time of Application.....\$ _____

E. Project Likely to Incur Additional Engineering or Other Consultant Review Costs? < Yes < No

☐ ☐

The balance of the applicant's costs, not due at time of application, shall be payable upon applicant receipt of one or more itemized invoices from the City. If the application fee plus actual planning and engineering consultant review costs end up being less than the 25% charged to the applicant at the time of application, the City shall refund the difference to the applicant.

Section C: Agreement Execution

----- To be filled out by the Applicant and Property Owner -----

The undersigned applicant and property owner agree to reimburse the City for all costs directly or indirectly associated with the consideration of the applicant's proposal as indicated in this agreement, with 25% of such costs payable at the time of application and the remainder of such costs payable upon receipt of one or more invoices from the City following the execution of development review services associated with the application.



Signature of Applicant/Petitioner

Robert E. Freiermuth

Printed Name of Applicant/Petitioner

5-10-17

Date of Signature

Signature of Property Owner (if different)

Printed Name of Property Owner (if different)

Date of Signature

SECOND STREET LOFTS HSI RENTALS

109 N. Second Street
Whitewater, WI 53190

DRAWING INDEX:

SP-1	SITE PLAN, DRAWING INDEX BUILDING AND SITE INFORMATION
AB-1	AS-BUILT MAIN LEVEL PLAN
AB-2	AS-BUILT EXTERIOR ELEVATIONS
A-1	MAIN LEVEL FLOOR PLAN
A-2	UPPER FLOOR PLAN
A-3	LOFT PLAN
A-4	ROOF PLAN
A-5	SCHEMATIC BUILDING SECTION
	WEST BUILDING ELEVATION
A-6	NORTH BUILDING ELEVATION
	EAST BUILDING ELEVATION

PROJECT DESCRIPTION:

THE WORK INCLUDES THE EXTERIOR FACADE REMODEL AND A SECOND STORY ADDITION TO AN EXISTING SINGLE STORY BUILDING.

THE STRUCTURE OF THE EXISTING BUILDING IS MASONRY, STEEL BEAMS, WOOD ROOF JOISTS AND CONCRETE FLOOR.

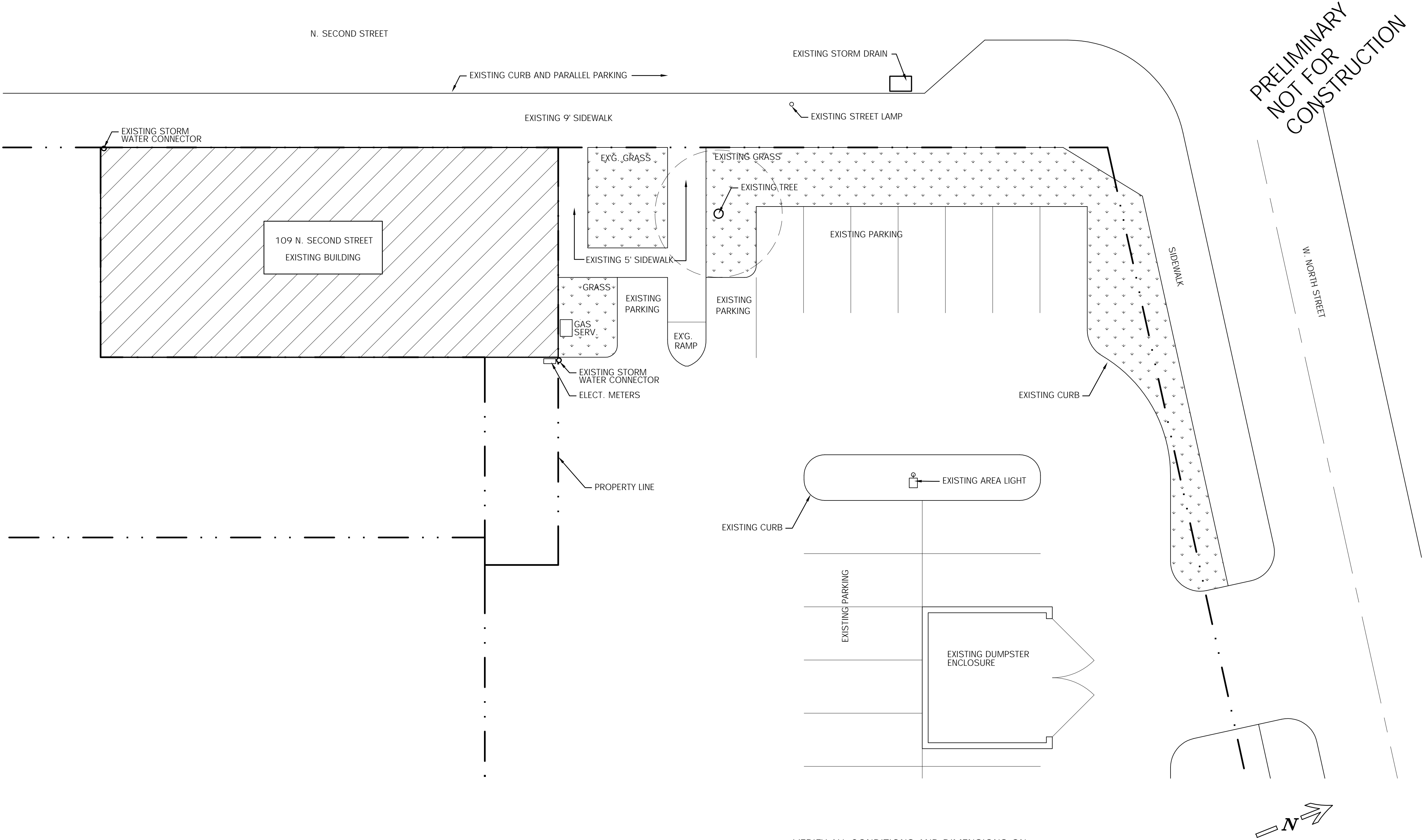
THE TWO NEW SECOND STORY APARTMENTS WILL BE CONSTRUCTED OF WOOD FRAMING MEMBERS. SOME OF THE EXISTING ROOF WILL REMAIN. MOST OF THE ROOF OF THE EXISTING BUILDING WILL BE REMOVED AND NEW FLOOR JOISTS INSTALLED FOR THE TWO NEW APARTMENTS.

BUILDING INFORMATION:

CONSTRUCTION TYPE:	VB
BUILDING FOOTPRINT:	2,748.29
ALTERED AREAS: EXG. FIRST FLOOR	195 S.F.
NEW SECOND FLOOR	2,182.4 S.F.
NEW THIRD FLOOR LOFT	814 S.F.
	(489 S.F. + 325 S.F.)
NO. OF FLOORS: 3	EXISTING FIRST FLOOR
	NEW SECOND FLOOR RESIDENTIAL
	NEW THIRD FLOOR LOFT RESIDENTIAL
OCCUPANCY GROUP	MIXED OCCUPANCY - SEPARATED USES
EXISTING MAIN LEVEL:	R-3, S-2 AND B
NEW UPPER LEVELS:	R-3
SPRINKLERED:	NFPA 13R

SITE INFORMATION:

ZONE	B2 - CENTRAL BUSINESS DISTRICT
SITE AREA:	3,014 S.F. (0.07 ACRE)
FOOTPRINT AREA:	2,748 S.F. (91.2%)
PARKING AREA:	0 S.F. (00.0%)
SIDEWALK AREA:	0 S.F. (00.0%)
GREEN SPACE AREA:	0 S.F. (00.0%)



VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.

20
SP1

SITE PLAN

SCALE: 1" = 10'-0"
2017/HSI 2nd Street\H2-drawings.dwg
DATE: April 14, 2017

SECOND STREET LOFTS
HSI RENTALS
109 N. SECOND STREET
Whitewater, WI 53190

DRAWING NAMES

SITE PLAN
SITE INFORMATION

REVISIONS

PROJECT DATA

DATE: 5/12/2017
DRAWN BY: JH
CHECKED BY: P.W.

SHEET NO.

SP-1

Design
Alliance
Architects, Inc.

1003 Madison Avenue
Fort Atkinson, WI
(920) 563-3404
FAX (920) 568-7058

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.

PRELIMINARY
NOT FOR
CONSTRUCTION

SECOND STREET LOFTS
HSI RENTALS
109 N. SECOND STREET
Whitewater, WI 53190

DRAWING NAMES

AS-BUILT PLAN

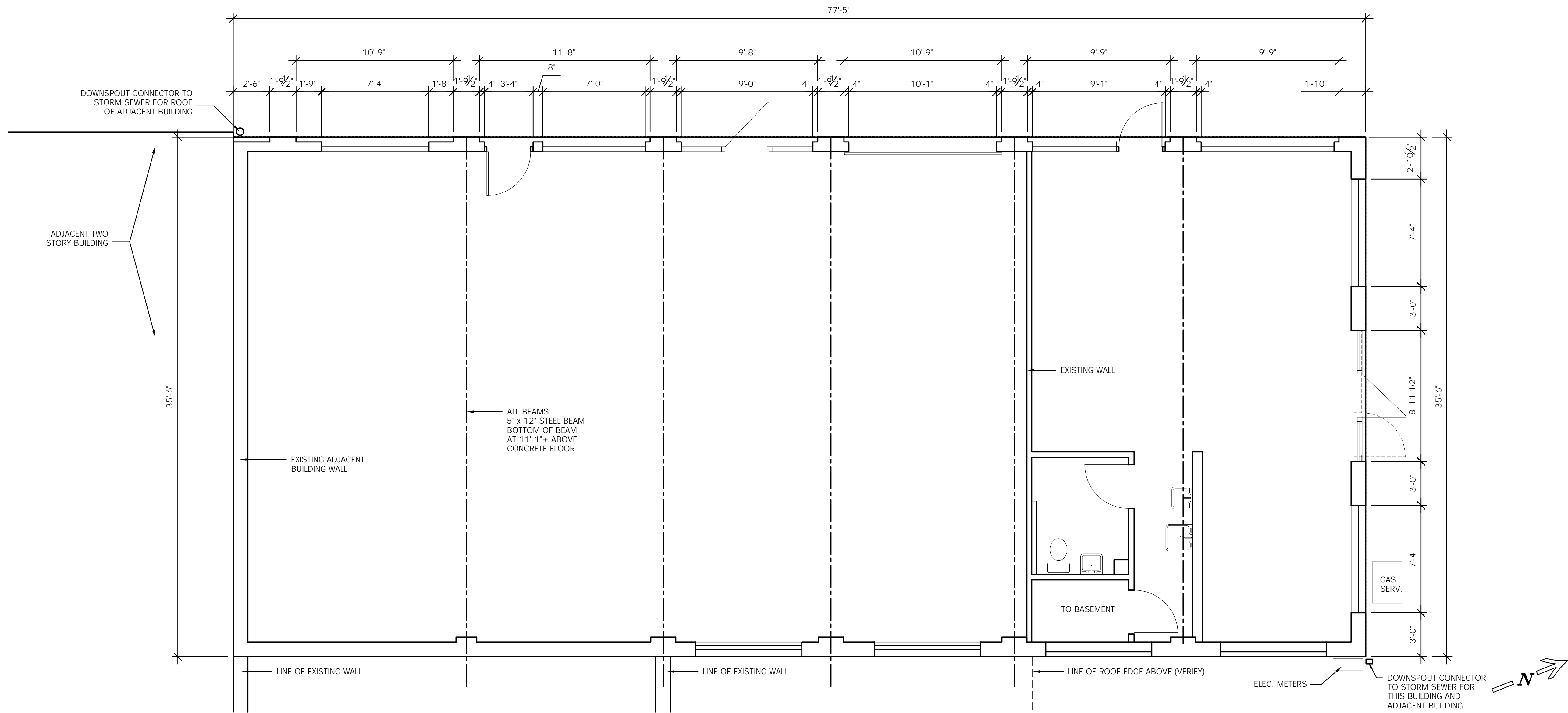
REVISIONS

PROJECT DATA

DATE: 5/12/2017
DRAWN BY: JH
CHECKED BY: P.W.

SHEET NO.

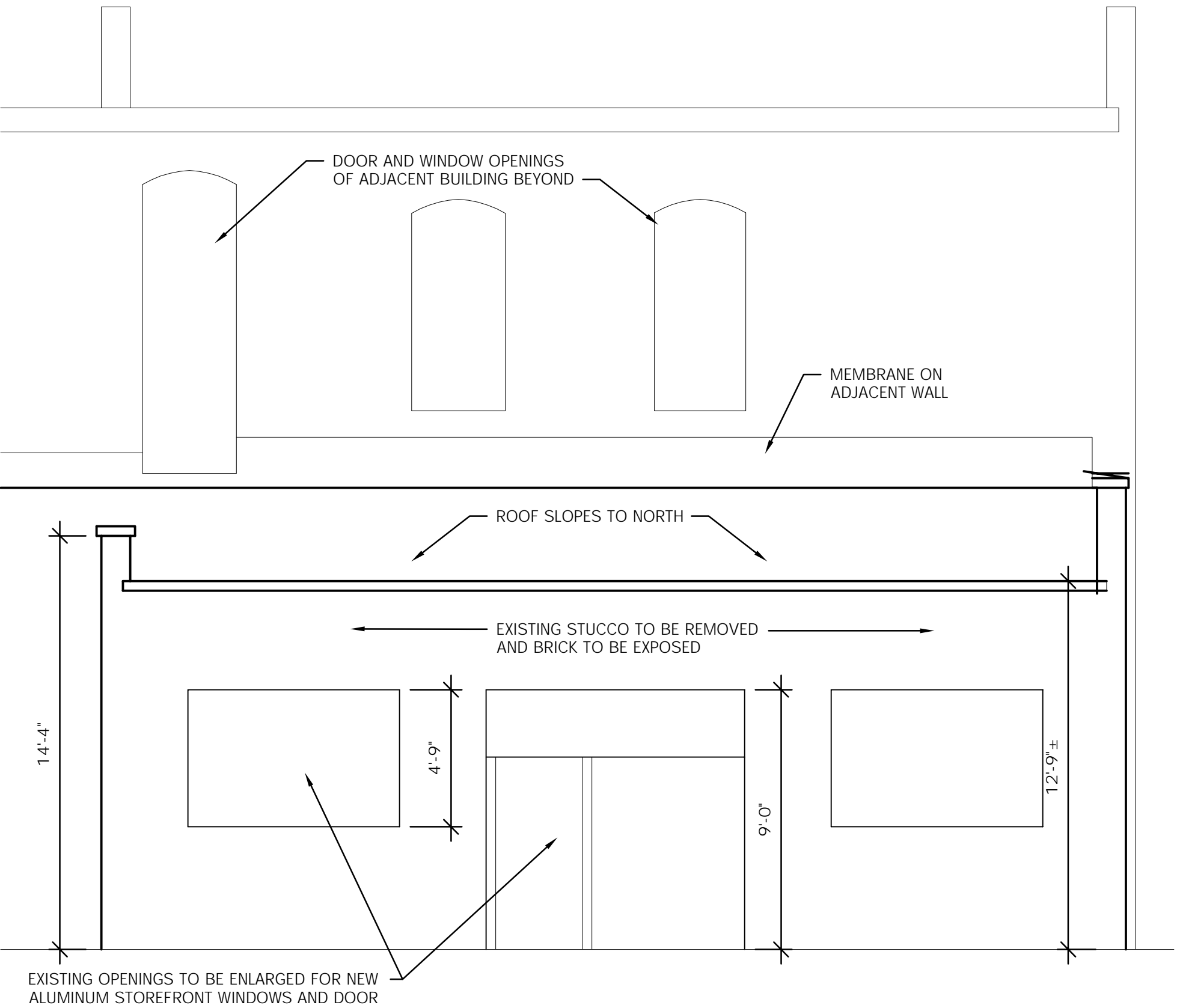
AB-1



20
AB1

AS-BUILT PLAN
SCALE: 1/4" = 1'-0"
2017/HSI 2nd Street\H2-drawings.dwg
DATE: April 14, 2017

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.

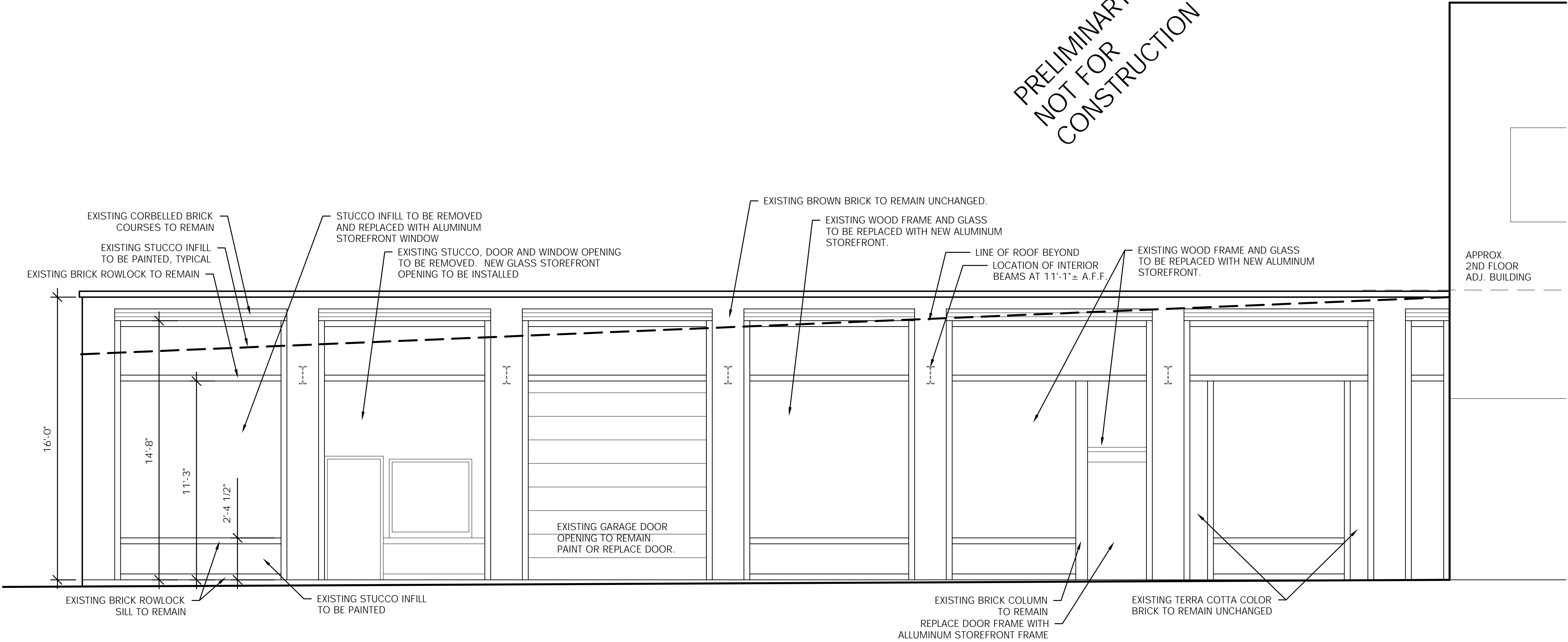


15
AB2

AS-BUILT NORTH ELEVATION

SCALE: 1/4" = 1'-0"
2017/HSI 2nd Street/H2-drawings.dwg
DATE: April 14, 2017

PRELIMINARY
NOT FOR
CONSTRUCTION



20
AB2

AS-BUILT WEST ELEVATION

SCALE: 1/4" = 1'-0"
2017/HSI 2nd Street/H2-drawings.dwg
DATE: April 14, 2017

SECOND STREET LOFTS
HSI RENTALS
109 N. SECOND STREET
Whitewater, WI 53190

DRAWING NAMES

AS-BUILT ELEVATIONS

REVISIONS

PROJECT DATA

DATE: 5/12/2017

DRAWN BY: JH

CHECKED BY: P.W.

SHEET NO.

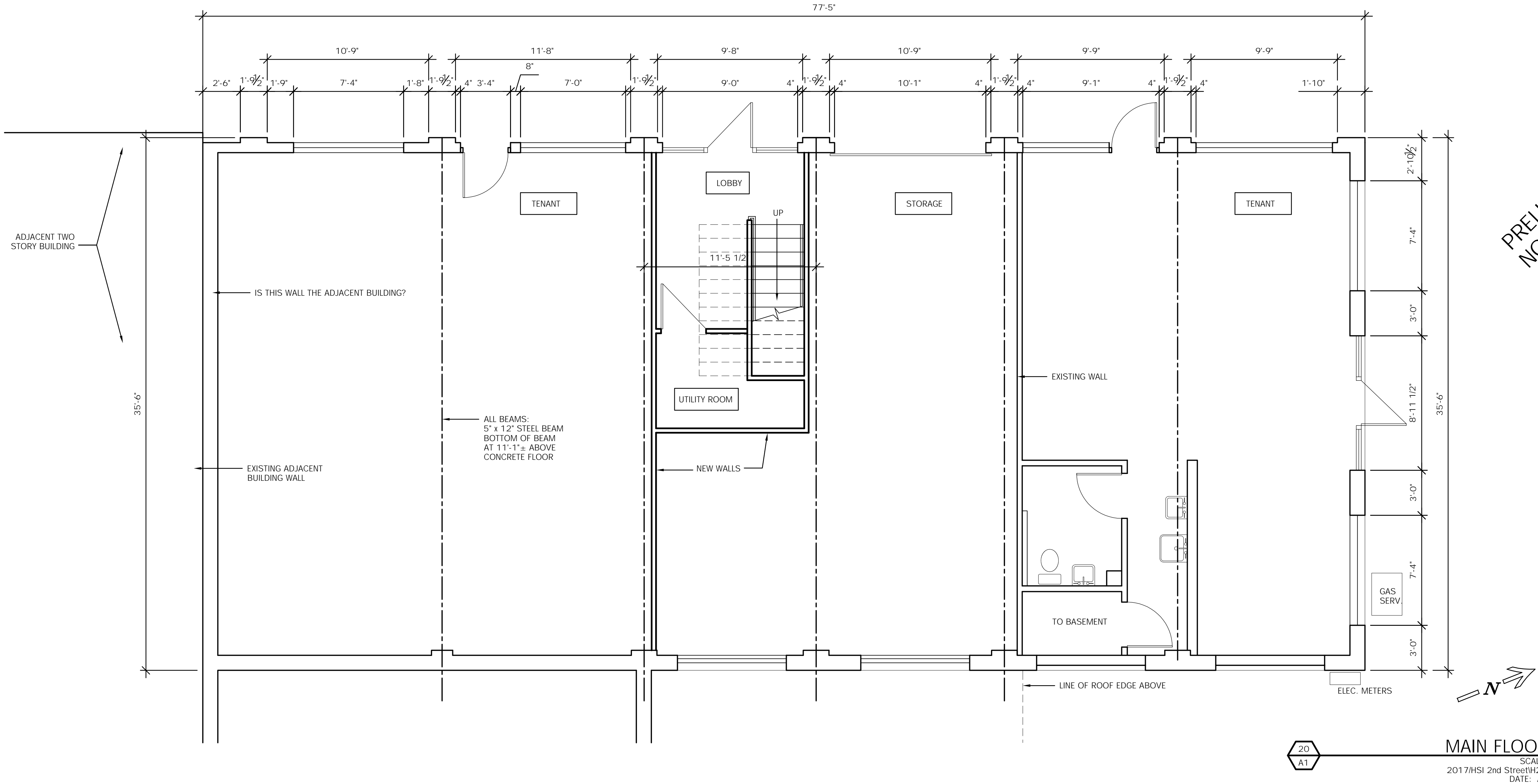
AB-2

Design
Alliance
Architects, Inc.

1003 Madison Avenue
Fort Atkinson, WI
(920) 563-3404
FAX (920) 568-7058

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.

- BUILDING CODE NOTES
1. AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH A GROUP R FIRE AREA PER IBC 903.2.8.
 2. IBC 420.2 WALLS SEPARATING DWELLING UNITS IN THE SAME BUILDING AND WALLS SEPARATING DWELLING UNITS FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDING SHALL BE CONSTRUCTED AS FIRE PARTITIONS IN ACCORDANCE WITH IBC SECTION 709. FIRE PARTITIONS SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR PER IBC 709.3.
 3. CORRIDOR WALLS ARE TO BE CONSTRUCTED AS FIRE PARTITIONS PER IBC 1018.1. FIRE PARTITIONS SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR PER IBC 709.3.
 4. IBC 420.3 FLOOR ASSEMBLIES SEPARATING DWELLING UNITS FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDING SHALL BE CONSTRUCTED AS HORIZONTAL ASSEMBLIES IN ACCORDANCE WITH IBC SECTION 712.
 5. IBC 712.3 FIRE-RESISTANCE RATINGS OF HORIZONTAL ASSEMBLIES: THE FLOOR ASSEMBLY SEPARATING MIXED OCCUPANCIES SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN THAT REQUIRED BY SECTION 508.4. PER TABLE 508.4 THE FIRE-RESISTANCE RATING BETWEEN AN R OCCUPANCY AND B/S-2 OCCUPANCIES IS 2 HOURS.
 6. IN THE GROUP R-3 OCCUPANCY, ONE MEANS OF EGRESS IS PERMITTED WITHIN AND FROM INDIVIDUAL DWELLING UNITS WITH A MAXIMUM OCCUPANT LOAD OF 20 WHERE THE DWELLING UNIT IS EQUIPPED THROUGHOUT WITH AN NFPA 13 OR NFPA 13R AUTOMATIC SPRINKLER SYSTEM PER IBC 1021.1 EXCEPTION #4.
 7. SLEEPING ROOMS IN GROUP R-3 SHALL HAVE PROVISIONS FOR EMERGENCY ESCAPE AND RESCUE PER IBC 1029.1. EMERGENCY ESCAPE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET AND CLEAR MINIMUM DIMENSIONS OF 20" WIDE BY 24" MINIMUM HIGH.
 8. WINDOWS ARE REQUIRED TO COMPLY WITH NATURAL LIGHT AND VENTILATION REQUIREMENTS PER IBC 1203.4 AND 1205.2



PRELIMINARY
NOT FOR
CONSTRUCTION

SECOND STREET LOFTS
HSI RENTALS
109 N. SECOND STREET
Whitewater, WI 53190

DRAWING NAMES

MAIN FLOOR PLAN
PRELIM. BLDG. CODE NOTES

REVISIONS

PROJECT DATA

DATE: 5/12/2017
DRAWN BY: JH
CHECKED BY: P.W.

SHEET NO.

A-1

Design Alliance Architects, Inc.
1003 Madison Avenue
Fort Atkinson, WI
(920) 563-3404
(920) 568-7058
FAX

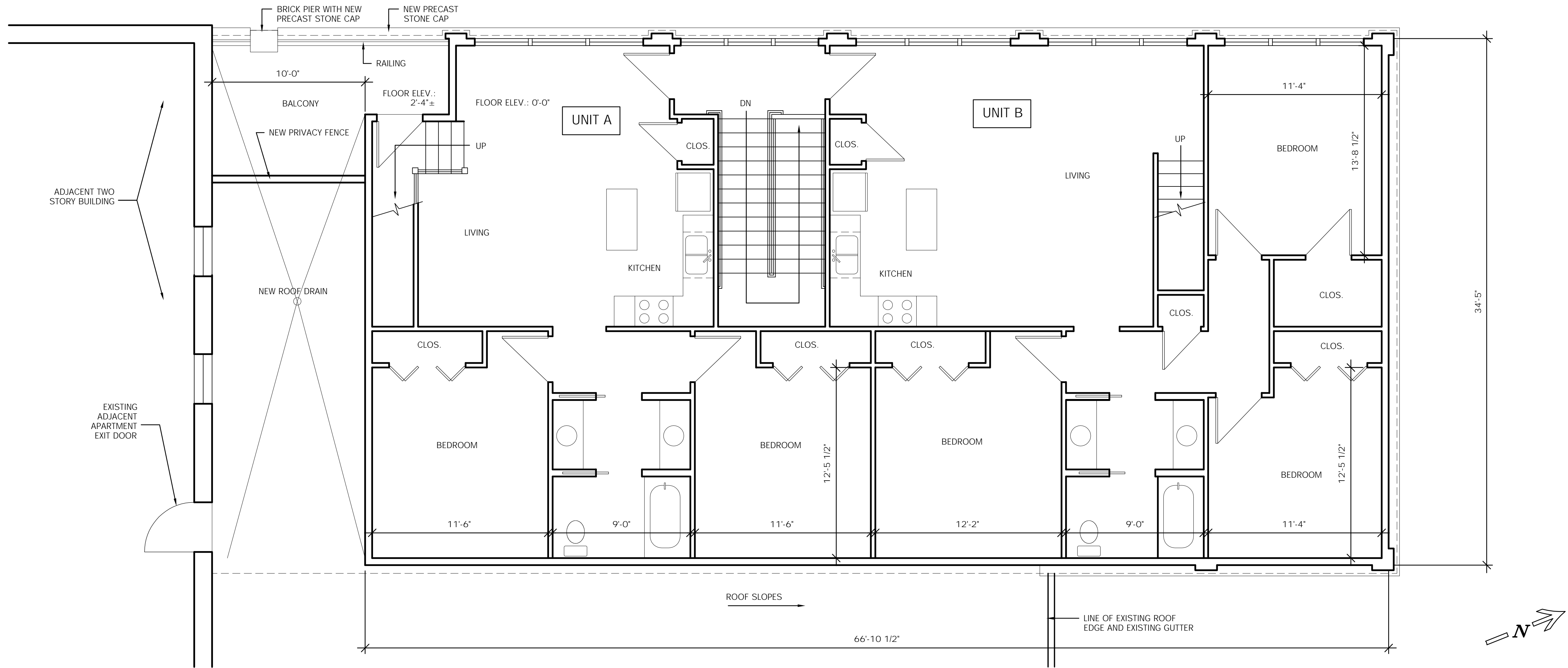
20
A1

MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"
2017/HSI 2nd Street\H2-drawings.dwg
DATE: April 14, 2017

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.

PRELIMINARY
NOT FOR
CONSTRUCTION



20
A2

UPPER FLOOR PLAN

SCALE: 1/4" = 1'-0"
2017/HSI 2nd Street\H2-drawings.dwg
DATE: April 14, 2017

SECOND STREET LOFTS
HSI RENTALS
109 N. SECOND STREET
Whitewater, WI 53190

DRAWING NAMES

UPPER FLOOR PLAN

REVISIONS

PROJECT DATA

DATE: 5/12/2017
DRAWN BY: JH
CHECKED BY: P.W.

SHEET NO.

A-2

Design
Alliance
Architects, Inc.

1003 Madison Avenue
Fort Atkinson, WI
(920) 563-3404
FAX (920) 568-7058

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.

PRELIMINARY
NOT FOR
CONSTRUCTION

Design Alliance Architects, Inc.

1003 Madison Avenue
Fort Atkinson, WI

(920) 563-3404
FAX (920) 568-7058

SECOND STREET LOFTS
HSI RENTALS
109 N. SECOND STREET
Whitewater, WI 53190

DRAWING NAMES

LOFT PLAN

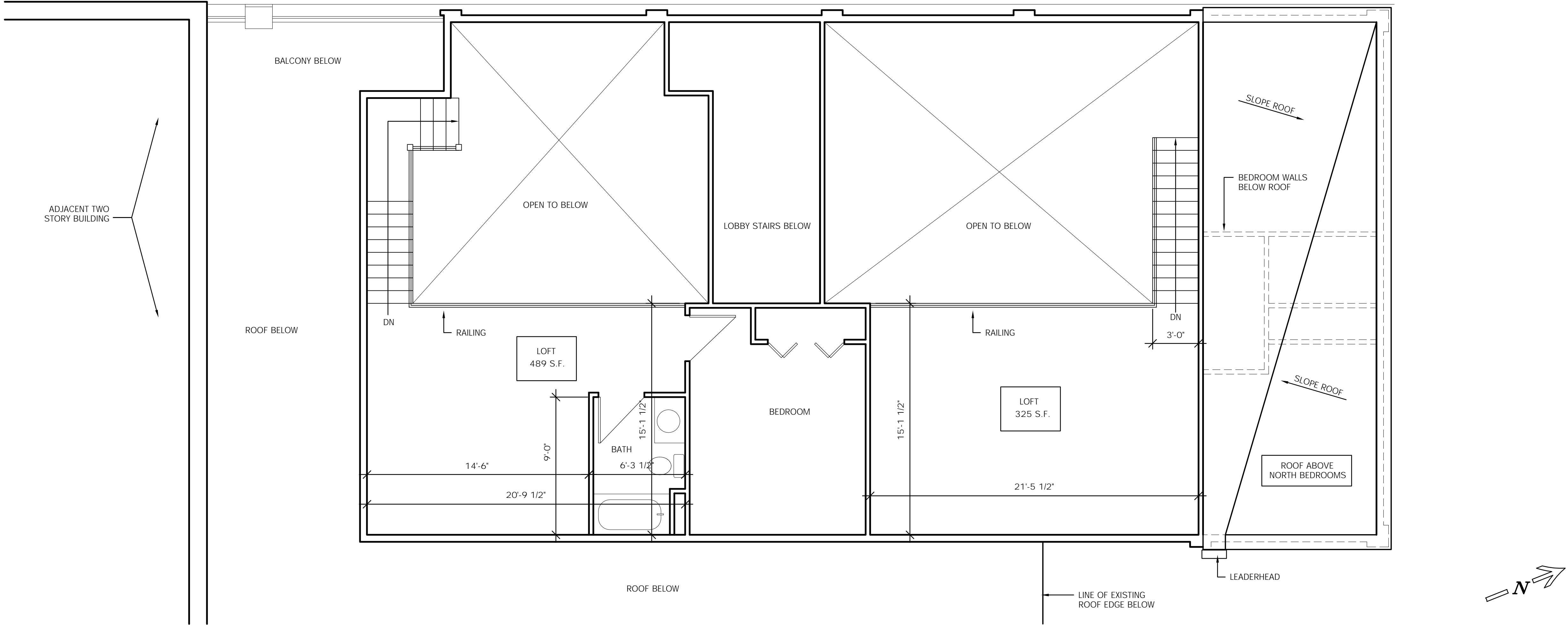
REVISIONS

PROJECT DATA

DATE: 5/12/2017
DRAWN BY: JH
CHECKED BY: P.W.

SHEET NO.

A-3



20
A3

LOFT PLAN
SCALE: 1/4" = 1'-0"
2017/HSI 2nd Street\H2-drawings.dwg
DATE: April 14, 2017

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.

PRELIMINARY
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CONSTRUCTION

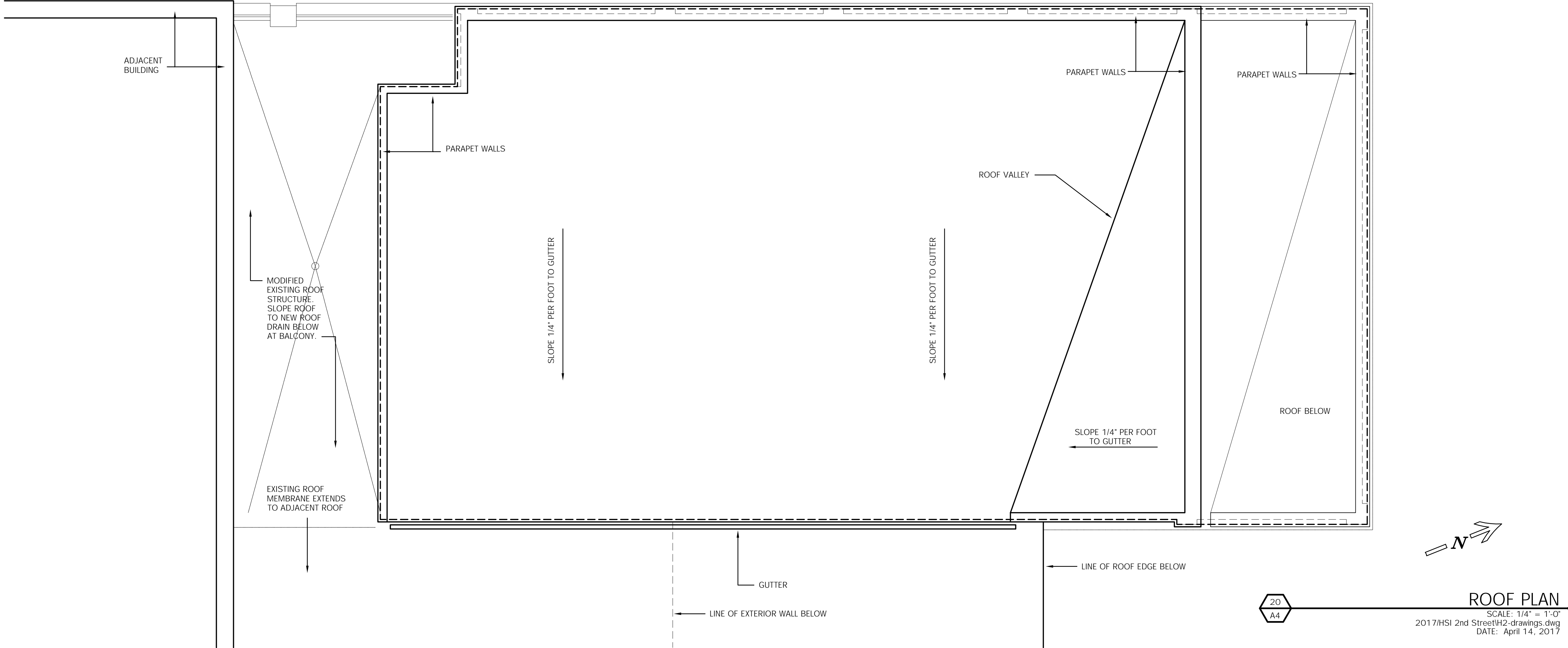
Design
Alliance
Architects, Inc.

1003 Madison Avenue
Fort Atkinson, WI

(920) 563-3404
FAX (920) 568-7058

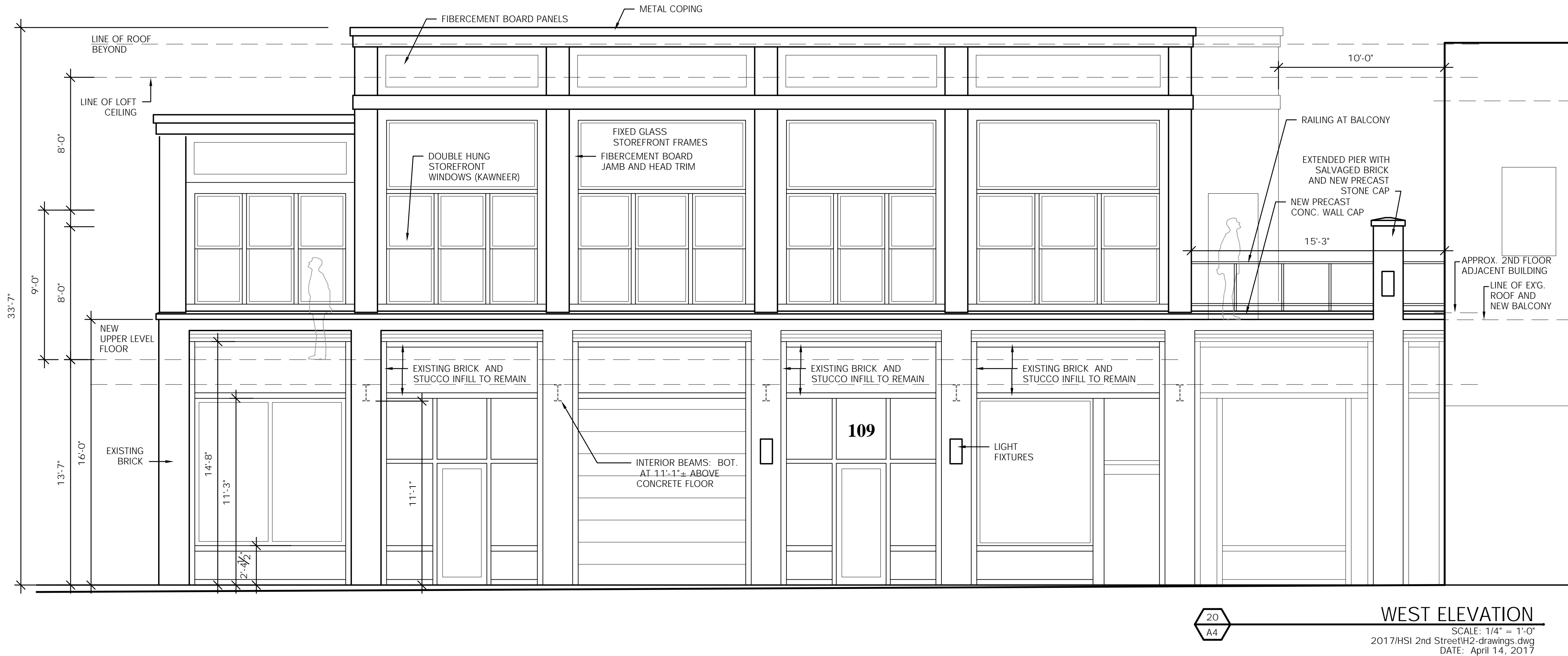
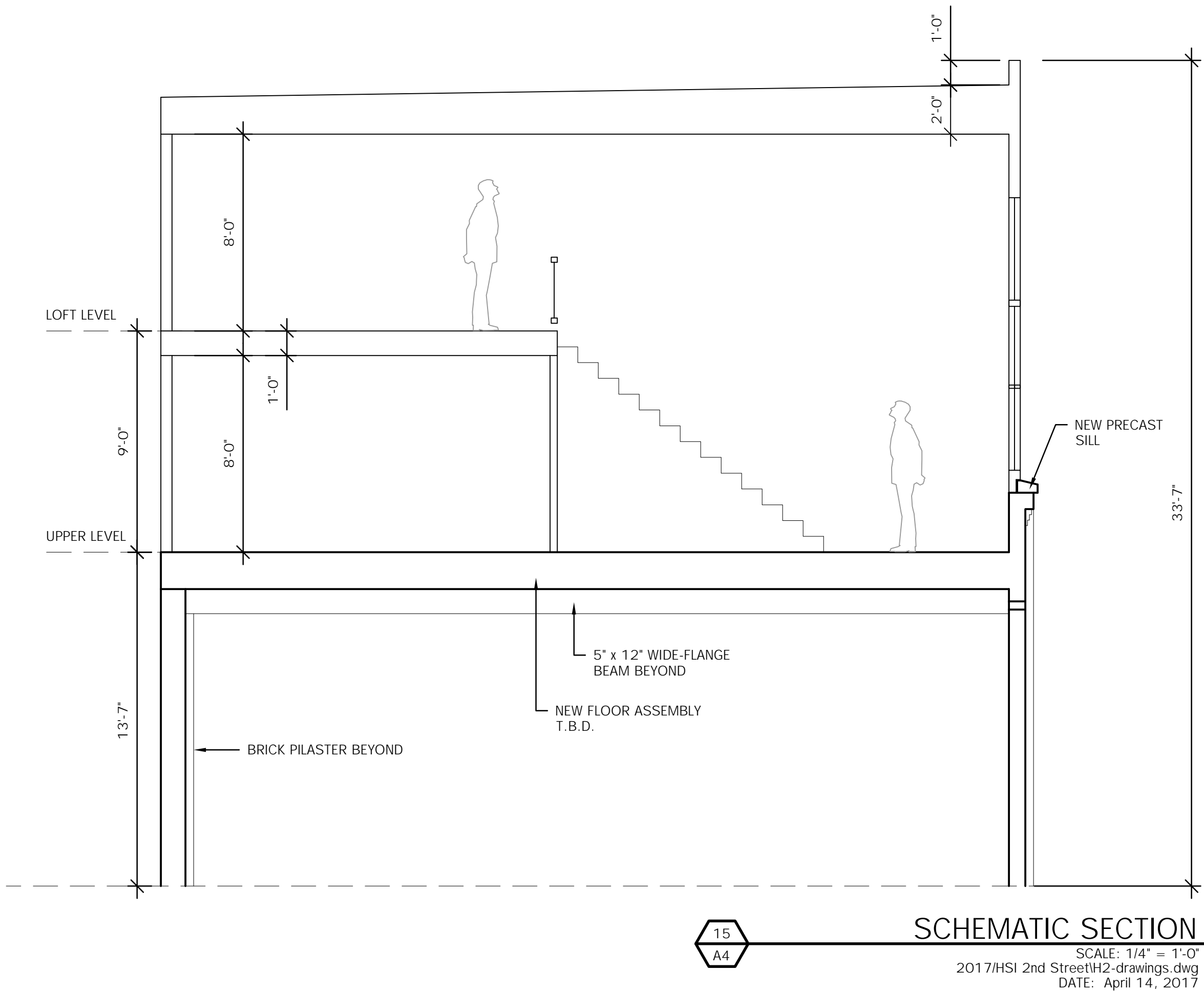
SECOND STREET LOFTS
HSI RENTALS
109 N. SECOND STREET
Whitewater, WI 53190

DRAWING NAMES	
ROOF PLAN	
REVISIONS	
PROJECT DATA	
DATE:	5/12/2017
DRAWN BY:	JH
CHECKED BY:	P.W.
SHEET NO.	
A-4	



VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.

PRELIMINARY
NOT FOR
CONSTRUCTION



SECOND STREET LOFTS
HSI RENTALS
109 N. SECOND STREET
Whitewater, WI 53190

DRAWING NAMES
SCHEMATIC SECTION
WEST ELEVATION

REVISIONS

PROJECT DATA
DATE: 5/12/2017
DRAWN BY: JH
CHECKED BY: P.W.

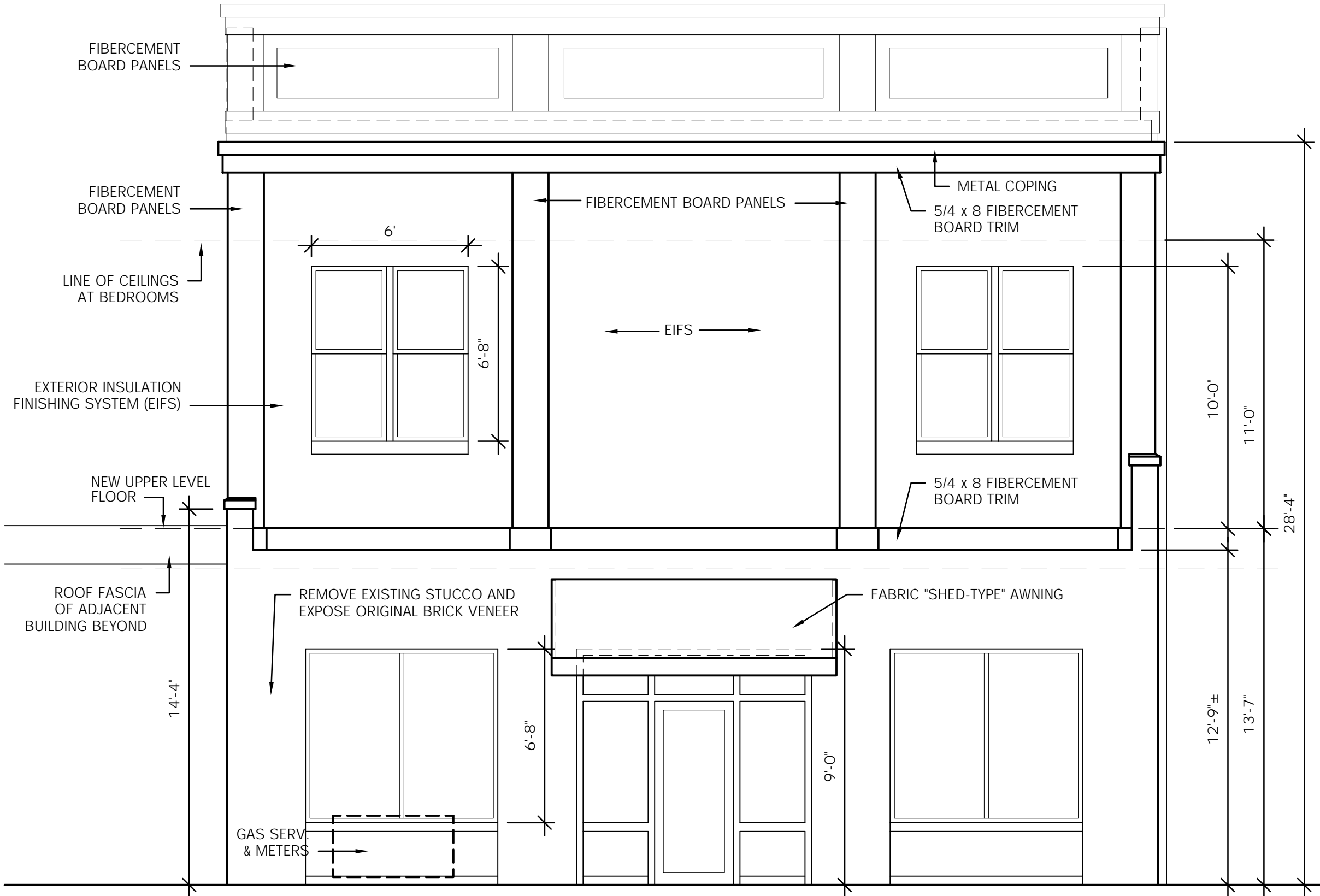
SHEET NO.

Design Alliance Architects, Inc.
1003 Madison Avenue
Fort Atkinson, WI
(920) 563-3404
FAX (920) 568-7058

A-5

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.

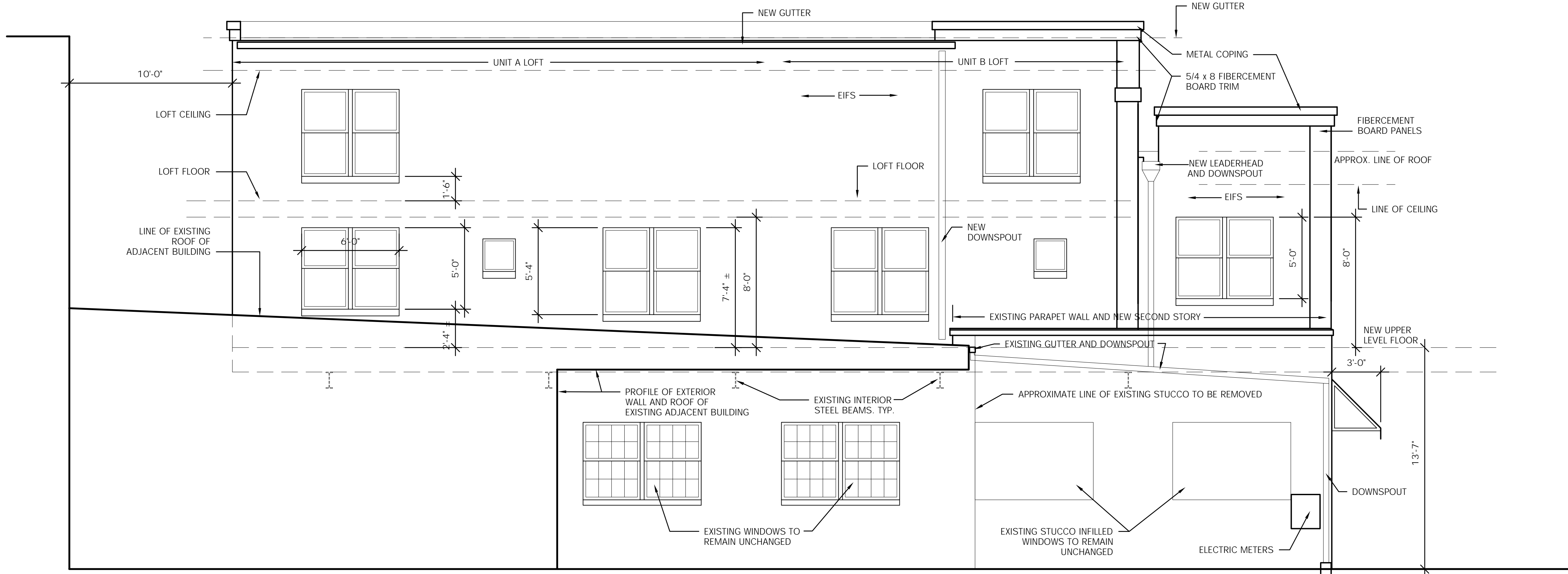
PRELIMINARY
NOT FOR
CONSTRUCTION



15
A6

NORTH ELEVATION

SCALE: 1/4" = 1'-0"
2017/HSI 2nd StreetH2-drawings.dwg
DATE: April 14, 2017



20
A6

EAST ELEVATION

SCALE: 1/4" = 1'-0"
2017/HSI 2nd StreetH2-drawings.dwg
DATE: April 14, 2017

SECOND STREET LOFTS
HSI RENTALS
109 N. SECOND STREET
Whitewater, WI 53190

DRAWING NAMES

EAST ELEVATION
NORTH ELEVATION

REVISIONS

PROJECT DATA

DATE: 5/12/2017
DRAWN BY: JH
CHECKED BY: P.W.

SHEET NO.

A-6

Design
Alliance
Architects, Inc.

1003 Madison Avenue
Fort Atkinson, WI
(920) 563-3404
FAX (920) 568-7058

M E M O R A N D U M

To: City of Whitewater Plan and Architectural Review Commission

From: Chris Munz-Pritchard City Planner

Date: June 12th 2017

Re: **Item # 7 & 8** Proposed conversion of Zoning Map Amendment to Impose the R-3A Residential Overlay District Zoning to allow increased density per Section 19.22 and Conditional Use for multifamily dwelling at 234 N. Prince Street (The Element) for CatCon Whitewater LLC. (Andrew Reahm).

Summary of Request		
Requested Approvals:	Zoning Map Amendment to Impose the R-3A Residential Overlay District Zoning to allow increased density	
Location:	234 N Prince Street	
Current Land Use:	Residence	
Proposed Land Use:	Additional 5 units	
Current Zoning:	R-3 Multifamily Residence District	
Proposed Zoning:	R-3A Residential Overlay District Zoning	
Comprehensive Plan's Future Land Use:	Higher Density Residential	
Surrounding <i>Zoning</i> and Current Land Uses:		
	North:	
	R-3 Multi Family Residence	
West:	Subject Property	East:
R-3A Multi Family Residence		University of Wisconsin-Whitewater
	South:	
	R-3 Multi Family Residence	

The property is located at 234 N Prince Street and is referred to as the Element Apartments. Currently the property has 18 total units with 17 four (4) bedroom units and 1, one (1) bedroom unit. This is a request to apply the R-3A zoning overlay district to increase the density. The R-3A overlay will allow for 5 additional units by conversion of the existing indoor parking. This will add an additional 4, three (3) bedroom apartments and 1, two (2) bedroom apartment. The minimum lot area for this project in the R-3A district is 67,280 square feet.

	Number of Apartment Units	Number of Bedrooms per Apartment	Minimum Lot Area per Unit	Lot area X number of apartments
Existing	17	4	3,040	51,680
	1	1	2,000	2,000
Proposed	4	3	2,800	11,200
	1	2	2,400	2,400
Minimum Lot Required in the R-3A:				67,280

The total area is 67,459 square feet, which meets the minimum requirement. Additional parking will be added on the southeast lot area.





PLANNER'S RECOMMENDATIONS:

I recommend the Plan and Architectural Review Commission grant *conditional approval* subject to the following conditions of approval:

1. The minimum parking stall requirement is 54 stalls (65% of occupancy). Residents will have numbered parking stalls, hanging tags or parking stickers to identify permitted vehicles. A sign is to be placed at each entrance of the apartment complex that indicates any unauthorized vehicles (without proper identification) will be towed.
2. A knox box will be placed on the building and approved by the fire department.
3. The renovation needs state approved plans. The current plans do not clearly depict where the additional units will be located or the number of overall parking stalls.

4. Easements for all utilities on the lot need to be established and recorded.
5. 8,050 square feet of usable open space is needed for the requirement under 19.21.070 - Lot coverage. Three hundred fifty (350) square feet of usable open space shall be required for each dwelling unit for structures with two or more units. This contains 23 units. $23 * 350 = 8,050$ square feet.

Usable Open Space. Usable open space is that part of the ground level of a zoning lot, other than in a required front or corner side yard, which is unoccupied by driveways, drive aisles, service drives, off-street parking spaces and/or loading berths and is unobstructed to the sky. This space of minimum prescribed dimension shall be available to all occupants of the building and shall be usable for greenery, drying yards, recreational space, gardening and other leisure activities normally carried on outdoors. Where and to the extent prescribed in these regulations, balconies and roof areas, designed and improved for outdoor activities, may also be considered as usable open space. The usable open space shall be planned as an assemblage or singularly designed area that maximizes the size for open space usage.

- There shall be open space drawn into the plans. The plans should reflect the creation of on-site green spaces and public/private courtyards is encouraged. When possible, plazas, sitting areas, or other public spaces should be incorporated into site plans as amenities to the residents and the public. Trees, trellises or similar shade elements to be designed into a courtyard are encouraged. This will be included in the review and approval by the Urban Forestry Committee (UFC). This shall be completed and approved prior to occupancy.
6. Urban Forestry Committee (UFC) will review and approve the landscaping plans with the additional open space.
 7. Fencing or screening shall be installed between the project and all single family and duplex homes contiguous to the project.
 8. The additional impervious surface needs to meet the minimum requirements.
 9. Approval by Engineering, Building Inspector, Fire Inspector and other City departments.
 10. Any other conditions identified by City Staff or the Plan Commission.

NOTICE OF PUBLIC HEARING

TO ALL INTERESTED PARTIES:

A meeting of the PLAN AND ARCHITECTURAL REVIEW COMMISSION of the City of Whitewater will be held at the Municipal Building, Community Room, located at 312 W. Whitewater Street on the 12th day of June 2017 at 6:30 p.m. to hold a public hearing for a Conditional Use Permit, to increase the number of dwelling units at 234 N. Prince Street (the Element) by adding 5 more units for CatCon Whitewater, LLC. (Andrew Reahm).

The proposal is on file in the office of the Zoning Administrator at 312 W. Whitewater Street and is open to public inspection during office hours Monday through Friday, 8:00 a.m. to 4:30 p.m.

This meeting is open to the public. COMMENTS FOR, OR AGAINST THE PROPOSED PROJECT MAY BE SUBMITTED IN PERSON OR IN WRITING.

For information, call (262) 473-0540



Chris Munz-Pritchard, Neighborhood Services Director/City Planner

TaxKey	Owner1	Address1	Address2	City	State	Zip
/A438600001	CATCON WHITEWATER LLC	ATTN MUISENGA	PO BOX 367	MILWAUKEE	WI	53072-0000
/A444100001	DLK ENTERPRISES INC	PO BOX 239		WHITEWATER	WI	53190-0000
/BH 00010	CHASE JASON KINCAID	N2028 STATE RD 106		PALMYRA	WI	53156-0000
/WUP 00132A	UW-WHITEWATER	PLANNING DEPARTMENT	800 W MAIN ST	WHITEWATER	WI	53190-0000
/WUP 00133	BOARD OF REGENTS STATE UNIVERSITIES	PO BOX 912		MADISON	WI	53702-0000
/WUP 00134	BOARD OF REGENTS UNIVERSITY OF WISCONSIN	1930 MONROE ST	PO BOX 8010	MADISON	WI	53708-0000
/WUP 00134A	BOARD OF REGENTS STATE COLLEGES			WHITEWATER	WI	53190-0000
/WUP 00135	BOARD OF REGENTS UNIVERSITY OF WISCONSIN SYSTEM	PO BOX 8010		MADISON	WI	53708-0000
/WUP 00136	BOARD OF REGENTS UNIVERSITY OF WISCONSIN	BOX 8010		MADISON	WI	53708-0000
/WUP 00137	BOARD OF REGENTS STATE COLLEGES			WHITEWATER	WI	53190-0000
/WUP 00138	BOARD OF REGENTS OF STATE COLLEGES			WHITEWATER	WI	53190-0000
/WUP 00138A	BOARD OF REGENTS OF STATE UNIVERSITIES			WHITEWATER	WI	53190-0000
/WUP 00138B	BOARD OF REGENTS OF UNIVERSITY OF WISCONSIN SYSTEM	PO BOX 8010		MADISON	WI	53708-0000
/WUP 00138C	BOARD OF REGENTS OF STATE UNIVERSITIES			WHITEWATER	WI	53190-0000
/WUP 00138D	BOARD OF REGENTS OF STATE UNIVERSITIES			WHITEWATER	WI	53190-0000
/WUP 00138E	BOARD OF REGENTS OF STATE UNIVERSITIES			WHITEWATER	WI	53190-0000
/WUP 00139A	BOARD OF STATE COLLEGES			WHITEWATER	WI	53190-0000
/WUP 00140	BOARD OF REGENTS STATE UNIVERSITIES			WHITEWATER	WI	53190-0000
/WUP 00141	BOARD OF REGENTS OF STATE UNIVERSITIES			WHITEWATER	WI	53190-0000
/WUP 00142	BOARD OF REGENTS OF STATE UNIVERSITIES			WHITEWATER	WI	53190-0000
/WUP 00144	BOARD OF REGENTS UNIVERSITY OF WISCONSIN	1930 MONROE ST	PO BOX 8010	MADISON	WI	53708-0000
/WUP 00150	DLK ENTERPRISES INC	PO BOX 239		WHITEWATER	WI	53190-0000
/WUP 00150A	DLK ENTERPRISES INC	PO BOX 239		WHITEWATER	WI	53190-0000
/WUP 00178A	CATCON WHITEWATER LLC	ATTN MUISENGA	PO BOX 367	MILWAUKEE	WI	53072-0000
/WUP 00178B	1010 FLORENCE LLC	1178 HIGHLAND ST		WHITEWATER	WI	53190-0000
/WUP 00179	WHITEWATER DEVELOPMENT LLC	PO BOX 239		WHITEWATER	WI	53190-0000
/WUP 00180	DLK ENTERPRISES INC	PO BOX 239		WHITEWATER	WI	53190-0000
/WUP 00181	248 N PRINCE LLC	W9597 BREIDSAN HILLS DR		WHITEWATER	WI	53190-0000
/WUP 00181A	DLK ENTERPRISES INC	PO BOX 239		WHITEWATER	WI	53190-0000
/WUP 00182	STARIN PRINCE RENTALS LLC	W9597 BREIDSAN HILLS DR		WHITEWATER	WI	53190-0000
/WUP 00182A	DLK ENTERPRISES INC	PO BOX 239		WHITEWATER	WI	53190-0000
/WUP 00183	JEFFREY D THATCHER	1050 W FLORENCE ST		WHITEWATER	WI	53190-0000
/WUP 00183B	KACHEL LP 1042 WEST FLORENCE LLC	PO BOX 239		WHITEWATER	WI	53190-0000
/WUP 00183C	DLK ENTERPRISES INC	PO BOX 239		WHITEWATER	WI	53190-0000
/WUP 00183D	DLK ENTERPRISES INC	PO BOX 239		WHITEWATER	WI	53190-0000
/WUP 00183E	DLK ENTERPRISES INC	PO BOX 239		WHITEWATER	WI	53190-0000
/WUP 00183H	WHITEWATER DEVELOPMENT LLC	PO BOX 239		WHITEWATER	WI	53190-0000

/WUP 00183I	WHITEWATER DEVELOPMENT LLC	PO BOX 239		WHITEWATER	WI	53190-0000
/WUP 00183K	CAROL A CARSON	515 8TH ST		KEARNEY	NE	68847-0000
/WUP 00184	WHITEWATER DEVELOPMENT LLC	PO BOX 239		WHITEWATER	WI	53190-0000
/A456400001	DLK ENTERPRISES INC	PO BOX 239		WHITEWATER	WI	53190-0000
	ANDREW REAHM	161 W WISCONSIN AVE	SUITE 2-J	PEWAUKEE	WI	53072-0000



Neighborhood Services Department
Planning, Zoning, GIS, Code Enforcement
and Building Inspections

www.whitewater-wi.gov
(262) 473-0143

CONDITIONAL USE PERMIT APPLICATION

Address of Property: 234 N. Prince Street, Whitewater, WI
Owner's Name: CatCon Whitewater, LLC
Applicant's Name: Andrew Reahm
Mailing Address: 161 W. Wisconsin Ave., Suite 2-J, Pewaukee WI 53072
Phone #: 414-223-3070 Email: andy@growth-werks.com
Legal Description (Name of Subdivision, Block and Lot of other Legal Descriptions): Lot 1 CSM
#4386, Vol. 28 Pg. 225; SE1/4, NW1/4, S.5, T4N-R15E, City of Whitewater, Walworth Co., WI

Existing and Proposed Uses:

Current Use of Property: Multi-Family residence (apartments-18 units)
Zoning District: R-3; application submitted for rezone to R-3A
Proposed Use: Multi-family residence-increase in number of dwelling units (5 additional units proposed)

NOTICE: The Plan Commission meetings are scheduled on the 2nd Monday of the month. All complete plans must be in by 4:00 p.m. four weeks prior to the meeting.

Conditions

The City of Whitewater Zoning Ordinance authorizes the Plan Commission to place conditions on approved conditional uses. "Conditions" such as landscaping, architectural design, type of construction, construction commencement and completion dates, sureties, lighting, fencing, plantation, deed restrictions, highway access restrictions, increased yards or parking requirements may be affected. "Conditional Uses" may be subject to time limits or requirements for periodic review by staff.

APPLICATION REQUIREMENTS

THE FOLLOWING INFORMATION MUST BE SUBMITTED IN ORDER TO CONSIDER THE APPLICATION COMPLETE:

1. Statement of use, including type of business with number of employees by shift.
2. Scaled plot plan with north arrow, showing proposed site and all site dimensions.
3. All buildings and structures: location, height, materials and building elevations.
4. Lighting plan: including location, height, type, orientation of all proposed outdoor lighting – both on poles and on buildings. Photometric plans may be required.
5. Elevation drawings or illustrations indicating the architectural treatment of all proposed buildings and structures.
6. Off-street parking: locations, layout, dimensions, circulation, landscaped areas, total number of stalls, elevation, curb and gutter.
7. Access: pedestrian, vehicular, service. Points of ingress and egress.
8. Loading: location, dimensions, number of spaces, internal circulation.
9. Landscaping: including location, size and type of all proposed planting materials.
10. Floor plans: of all proposed buildings and structures, including square footage.
11. Signage: location, height, dimensions, color, materials, lighting and copy area.
12. Grading /drainage plan of the proposed site.
13. Waste disposal facilities: storage facilities for the storage of trash and waste materials.
14. Outdoor storage, where permitted in the district: type, location, height of screening devices.

****Four (4) full size, Twenty (20) 11x17, and 1 Electronic Copy (include color where possible) site plan copies, drawn to scale and dimensioned.**

STANDARDS FOR REVIEW AND APPROVAL

The Plan and Architectural Commission shall use the following standards when reviewing applications for conditional uses. The applicant is required to fill out the following items and explain how the proposed conditional use will meet the standard for approval.

STANDARD	APPLICANT'S EXPLANATION
A. That the establishment, maintenance, or operation of the Conditional Use will not create a nuisance for neighboring uses or substantially reduce value of other property.	The current property use is that of a multi-family residential development and the proposed use is the same with the increase in dwelling units and parking stalls as noted previously. The adjacent parcels to the north, west, and south are zoned R-3 Multi-family and are designated "higher density residential" on the City's future land use map. The University campus is east of the property. The proposed use is compatible with the use of the surrounding properties.
B. That utilities, access roads, parking, drainage, landscaping, and other necessary site improvements are being provided.	The additional residential units will be constructed within the confines of the existing building with no lateral or vertical expansion. Land disturbance consists of the addition of five (5) surface parking stalls. Utilities, access roads, landscaping, and other site improvements are existing.
C. That the conditional use conforms to all applicable regulations of the district in which it is located, unless otherwise specifically exempted by this ordinance.	Chapter 19.22.040 B.2. requires 67,280 square feet of lot area for the proposed use; current lot area is 67,459 square feet. Chapter 19.21.070 A. requires 350 square feet of usable open space per dwelling unit for structures with two (2) or more units; total number of dwelling units (existing combined with proposed) totals 23. 8,050 square feet of usable open space is required; 8,424 square feet of usable open space is provided.
D. That the conditional use conforms to the purpose and intent of the city Master Plan.	Pursuant to the City's Future Land Use Map, this area of the City, immediately west of the University campus is intended for higher density residential development.

**Refer to Chapter 19.66 of the City of Whitewater Municipal Code, entitled CONDITIONAL USES, for more information.

Applicant's Signature: 

Date: 5-11-17

Printed: Andrew Reahm

TO BE COMPLETED BY THE NEIGHBORHOOD SERVICES DEPARTMENT

- 1) Application was filed and the paid fee at least four weeks prior to the meeting. **\$100.00 fee** filed on _____. Received by: _____ Receipt #: _____
- 2) Application is reviewed by staff members.
- 2) Class 1 Notice published in Official Newspaper on _____.
- 3) Notices of the Public Hearing mailed to property owners on _____.
- 4) Plan Commission holds the PUBLIC HEARING on _____. Public comments may also be submitted in person or in writing to City Staff.
- 5) At the conclusion of the Public Hearing, the Plan Commission will make a decision.

ACTION TAKEN:

Condition Use Permit: Granted _____ Not Granted _____ By the Plan and Architectural Review Commission

CONDITIONS PLACED UPON PERMIT BY PLAN AND ARCHITECTURAL REVIEW COMMISSION:

Signature of Plan Commission Chairperson

Date

Tips for Minimizing Your Development Review Costs: A Guide for Applicants

The City of Whitewater assigns its consultant costs associated with reviewing development proposals to the applicant requesting development approval. These costs can vary based on a number of factors. Many of these factors can at least be partially controlled by the applicant for development review. The City recognizes that we are in a time when the need to control costs is at the forefront of everyone's minds. The following guide is intended to assist applicants for City development approvals to understand what they can do to manage and minimize the costs associated with review of their applications. The tips included in this guide will almost always result in a less costly and quicker review of an application.

Meet with Neighborhoods Services Department before submitting an application

If you are planning on submitting an application for development review, one of the first things you should do is have a discussion with the City's Neighborhood Services Department. This can be accomplished either by dropping by the Neighborhood Services Department counter at City Hall, or by making an appointment with the Neighborhood Services Manager / City Planner. Before you make significant investments in your project, the Department can help you understand the feasibility of your proposal, what City plans and ordinances will apply, what type of review process will be required, and how to prepare a complete application.

Submit a complete and thorough application

One of the most important things you can do to make your review process less costly to you is to submit a complete, thorough, and well-organized application in accordance with City ordinance requirements. The City has checklists to help you make sure your application is complete. To help you prepare an application that has the right level of detail and information, assume that the people reviewing the application have never seen your property before, have no prior understanding of what you are proposing, and don't necessarily understand the reasons for your request.

For more complex or technical types of projects, strongly consider working with an experienced professional to help prepare your plans

Experienced professional engineers, land planners, architects, surveyors and landscape architects should be quite familiar with standard development review processes and expectations. They are also generally capable of preparing high-quality plans that will ultimately require less time (i.e., less cost for you) for the City's planning and engineering consultants to review, saving you money in the long run. Any project that includes significant site grading, stormwater management, or utility work; significant landscaping; or significant building remodeling or expansion generally requires professionals in the associated fields to help out.

For simpler projects, submit thorough, legible, and accurate plans

For less complicated proposals, it is certainly acceptable to prepare plans yourself rather than paying to have them prepared by a professional. However, keep in mind that even though the project may be less complex, the City's staff and consultants still need to ensure that your proposal meets all City requirements. Therefore, such plans must be prepared with care. Regardless of the complexity, all site, building, and floor plans should:

1. Be drawn to a recognized scale and indicate what the scale is (e.g., 1 inch = 40 feet).
2. Include titles and dates on all submitted documents in case pieces of your application get separated.
3. Include clear and legible labels that identify streets, existing and proposed buildings, parking areas, and other site improvements.
4. Indicate what the property and improvements look like today versus what is being proposed for the future.
5. Accurately represent and label the dimensions of all lot lines, setbacks, pavement/parking areas, building heights, and any other pertinent project features.
6. Indicate the colors and materials of all existing and proposed site/building improvements.
7. Including color photos with your application is one inexpensive and accurate way to show the current condition of the site. Color catalog pages or paint chips can be included to show the appearance of proposed signs, light fixtures, fences, retaining walls, landscaping features, building materials, or other similar improvements.

Submit your application well in advance of the Plan and Architectural Review Commission meeting

The City normally requires that a complete application be submitted four weeks in advance of the Commission meeting when it will be considered. The further in advance you can submit your application, the better for you and everyone involved in reviewing the project. Additional review time may give the City's consultant staff and staff an opportunity to communicate with you about potential issues with your project or application and allow you time to efficiently address those issues before the Plan and Architectural Review Commission meeting. Be sure to provide reliable contact information on your application form and be available to respond to such questions or requests in a timely manner.

For more complex projects, submit your project for conceptual review

A conceptual review can be accomplished in several ways depending on the nature of your project and your desired outcomes.

1. Preliminary plans may be submitted to City staff and/or planning consultant for a quick, informal review. This will allow you to gauge initial reactions to your proposal and help you identify key issues;
2. You may request a sit-down meeting with the Neighborhood Services Manager/ City Planner to review and more thoroughly discuss your proposal; and/or

3. You can ask to be placed on a Plan and Architectural Review Commission meeting agenda to present and discuss preliminary plans with the Commission and gauge its reaction before formally submitting your development review application.

Overall, conceptual reviews almost always save time, money, stress, and frustration in the long run for everyone involved. For this reason, the City will absorb up to \$200 in consultant review costs for conceptual review of each project.

Hold a neighborhood meeting for larger and potentially more controversial Projects

If you believe your project falls into one or both of these two categories (City staff can help you decide), one way to help the formal development review process go more smoothly is to host a meeting for the neighbors and any other interested members of the community. This would happen before any Plan and Architectural Review Commission meeting and often before you even submit a formal development review application.

A neighborhood meeting will give you an opportunity to describe your proposal, respond to questions and concerns, and generally address issues in an environment that is less formal and potentially less emotional than a Plan and Architectural Review Commission meeting. Neighborhood meetings can help you build support for your project, understand others' perspectives on your proposals, clarify misunderstandings, and modify the project and alleviate public concerns before the Plan and Architectural Review Commission meetings. Please notify the Neighborhood Services Manager / City Planner of your neighborhood meeting date, time, and place; make sure all neighbors are fully aware (City staff can provide you a mailing list at no charge); and document the outcomes of the meeting to include with your application.

Typical City Planning Consultant Development Review Costs

The City often utilizes assistance from a planning consultant to analyze requests for land development approvals against City plans and ordinances and assist the City's Plan and Architectural Review Commission and City Council on decision making. Because it is the applicant who is generating the need for the service, the City's policy is to assign most consultant costs associated with such review to the applicant, as opposed to asking the general taxpayer to cover these costs.

The development review costs provided below represent the planning consultant's range of costs associated with each particular type of development review. This usually involves some initial analysis of the application well before the public meeting date, communication with the applicant at that time if there are key issues to resolve before the meeting, further analysis and preparation of a written report the week before the meeting, meeting attendance, and sometimes minor follow-up after the meeting. Costs vary depending on a wide range of factors, including the type of application, completeness and clarity of the development application, the size and complexity of the proposed development, the degree of cooperation from the applicant for further information, and the level of community interest. The City has a guide called "Tips for Minimizing Your Development Review Costs" with information on how the applicant can help control costs.

Type of Development Review Being Requested	Planning Consultant Review Cost Range
Minor Site/Building Plan (e.g., minor addition to building, parking lot expansion, small apartment, downtown building alterations)	
When land use is a permitted use in the zoning district, and for minor downtown building alterations	Up to \$600
When use also requires a conditional use permit, and for major downtown building alterations	\$700 to \$1,500
Major Site/Building Plan (e.g., new gas station/convenience store, new restaurant, supermarket, larger apartments, industrial building)	
When land use is a permitted use in the zoning district	\$700 to \$2,000
When land use also requires a conditional use permit	\$1,600 to \$12,000
Conditional Use Permit with no Site Plan Review (e.g., home occupation, sale of liquor request, substitution of use in existing building)	Up to \$600
Rezoning	
To a standard (not PCD) zoning district	\$400 to \$2,000
To Planned Community Development zoning district, assuming complete GDP & SIP application submitted at same time	\$2,100 to \$12,000
Land Division	
Certified Survey Map	Up to \$300
Preliminary Subdivision Plat	\$1,500 to \$3,000
Final Plat (does not include any development agreement time)	\$500 to \$1,500
Annexation	\$200 to \$400

****Note:** The City also retains a separate engineering consultant, who is typically involved in larger projects requiring stormwater management plans, major utility work, or complex parking or road access plans. Engineering costs are not included above, but will also be assigned to the development review applicant. The consultant planner and engineer closely coordinate their reviews to control costs.

Cost Recovery Certificate and Agreement

The City may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, and recreation specialists) to assist in the City’s review of an application for development review coming before the Plan and Architectural Review Commission, Board of Zoning Appeals, and/or Common Council. In fact, most applications require some level of review by the City’s planning consultant. City of Whitewater staff shall retain sole discretion in determining when and to what extent it is necessary to involve a professional consultant in the review of an application.

The submittal of an application or petition for development review by an applicant shall be construed as an agreement to pay for such professional review services associated with the application or petition. The City may apply the charges for these services to the applicant and/or property owner in accordance with this agreement. The City may delay acceptance of an application or petition (considering it incomplete), or may delay final action or approval of the associated proposal, until the applicant pays such fees or the specified percentage thereof. Development review fees that are assigned to the applicant, but that are not actually paid, may then be imposed by the City as a special charge on the affected property.

Section A: Background Information

----- To be filled out by the Applicant/Property Owner -----

Name of Applicant:	Andrew Reahm
Applicant’s Mailing Address:	161 W. Wisconsin Avenue, Suite 2-J Pewaukee WI 53072
Applicant’s Phone Number:	414-223-3070
Applicant’s Email Address:	andy@growth-werks.com
Project Information:	
Name/Description of Development:	The Element-Additional Apartments
Address of Development Site:	234 N. Prince Street, Whitewater WI
Tax Key Number(s) of Site:	/A438600001
Property Owner Information (if different from applicant):	
Name of Property Owner:	CatCon Whitewater, LLC
Property Owner’s Mailing Address:	161 W. Wisconsin Ave., Suite 2-J, Pewaukee WI 53072

Section B: Applicant/Property Owner Cost Obligations

----- To be filled out by the Neighborhood Services Department -----

Under this agreement, the applicant shall be responsible for the costs indicated below. In the event the applicant fails to pay such costs, the responsibility shall pass to the property owner, if different. Costs may exceed those agreed to herein only by mutual agreement of the applicant, property owner, and City. If and when the City believes that actual costs incurred will exceed those listed below, for reasons not anticipated at the time of application or under the control of the City administration or consultants, the Neighborhood Services Director or his agent shall notify the applicant and property owner for their approval to exceed such initially agreed costs. If the applicant and property owner do not approve such additional costs, the City may, as permitted by law, consider the application withdrawn and/or suspend or terminate further review and consideration of the development application. In such case, the applicant and property owner shall be responsible for all consultant costs incurred up until that time.

A. Application Fee.....\$ _____

B. Expected Planning Consultant Review Cost\$ _____

C. Total Cost Expected of Applicant (A+B)\$ _____

D. 25% of Total Cost, Due at Time of Application.....\$ _____

E. Project Likely to Incur Additional Engineering or Other Consultant Review Costs? < Yes < No

☐ ☐

The balance of the applicant's costs, not due at time of application, shall be payable upon applicant receipt of one or more itemized invoices from the City. If the application fee plus actual planning and engineering consultant review costs end up being less than the 25% charged to the applicant at the time of application, the City shall refund the difference to the applicant.

Section C: Agreement Execution

----- To be filled out by the Applicant and Property Owner -----

The undersigned applicant and property owner agree to reimburse the City for all costs directly or indirectly associated with the consideration of the applicant's proposal as indicated in this agreement, with 25% of such costs payable at the time of application and the remainder of such costs payable upon receipt of one or more invoices from the City following the execution of development review services associated with the application.



Signature of Applicant/Petitioner

Andrew Reahm

Printed Name of Applicant/Petitioner



Signature of Property Owner (if different)

Andrew Reahm

Printed Name of Property Owner (if different)

Date of Signature **5-11-17**

Date of Signature **5-11-17**

10

PROPOSED BUILDING ALTERATIONS FOR: THE ELEMENT WHITEWATER, WISCONSIN

LEGEND

	PROPOSED SPOT ELEVATIONS (FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED)		EXISTING CONIFEROUS TREE
	PROPOSED SPOT ELEVATIONS (TOP OF RETAINING WALL, TOP OF SURFACE GRADE AT BOTTOM OF WALL)		EXISTING SHRUB
	PROPOSED SPOT ELEVATIONS (TOP OF CURB, BOTTOM OF CURB)		EXISTING STUMP
	PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK)		SOIL BORING
	EXISTING WATER VALVE IN BOX		EXISTING WELL
	PROPOSED WATER VALVE IN BOX		PROPOSED WELL
	EXISTING WATER VALVE IN MANHOLE		EXISTING LIGHT POLE
	EXISTING WATER SERVICE VALVE		EXISTING SIGN
	EXISTING TELEPHONE MANHOLE		CENTER LINE
	EXISTING ROUND CATCH BASIN		EXISTING HANDICAP PARKING STALL
	PROPOSED ROUND CATCH BASIN		PROPOSED HANDICAP PARKING STALL
	EXISTING SQUARE CATCH BASIN		EXISTING GAS VALVE
	EXISTING CURB INLET		EXISTING WOODED AREA
	PROPOSED CURB INLET		EXISTING HEDGE
	EXISTING UTILITY POLE		EXISTING CHAINLINK FENCE
	EXISTING UTILITY POLE WITH GUY WIRE		EXISTING WOOD FENCE
	EXISTING STREET LIGHT		EXISTING BARBED WIRE FENCE
	EXISTING TELEPHONE PEDESTAL		PROPERTY LINE
	EXISTING ELECTRIC PEDESTAL		EXISTING GUARD RAIL
	EXISTING ELECTRIC BOX		EXISTING STORM SEWER AND MANHOLE
	EXISTING CABLE TV PEDESTAL		PROPOSED STORM SEWER AND MANHOLE
	PROPOSED DRAINAGE FLOW		EXISTING SANITARY SEWER AND MANHOLE
	1-1/4" REBAR SET WEIGHING 4.30 LB/FT.		EXISTING WATER LINE AND HYDRANT
	3/4" REBAR SET WEIGHING 1.50 LB/FT.		PROPOSED WATER LINE AND HYDRANT
	1-1/4" REBAR FOUND		EXISTING OVERHEAD UTILITY LINE
	3/4" REBAR FOUND		EXISTING UNDERGROUND FIBER OPTIC LINE
	2" IRON PIPE FOUND		EXISTING UNDERGROUND ELECTRIC CABLE
	1" IRON PIPE FOUND		EXISTING UNDERGROUND TELEPHONE CABLE
	EXISTING FLOOD LIGHT		EXISTING UNDERGROUND GAS LINE
	SECTION CORNER		PROPOSED CURB AND GUTTER
	PROPOSED APRON ENDWALL		EXISTING CURB AND GUTTER
	EXISTING MARSH AREA		GRADING/SEEDING LIMITS
	EXISTING DECIDUOUS TREE WITH TRUNK DIAMETER		RIGHT-OF-WAY LINE
			PROPERTY LINE
			RAILROAD TRACKS
			EXISTING GROUND CONTOUR
			PROPOSED GROUND CONTOUR

CIVIL SHEET INDEX

SHEET	SHEET TITLE
C1.0	CIVIL COVER AND SPECIFICATION SHEET
C1.1	EXISTING SITE AND DEMOLITION PLAN
C1.2	SITE AND LANDSCAPE PLAN
C1.3	GRADING, UTILITY AND EROSION CONTROL PLAN

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511

TOLL FREE
TELEFAX (414) 259-0947
TDD (FOR THE HEARING IMPAIRED) 1-800 542-2289

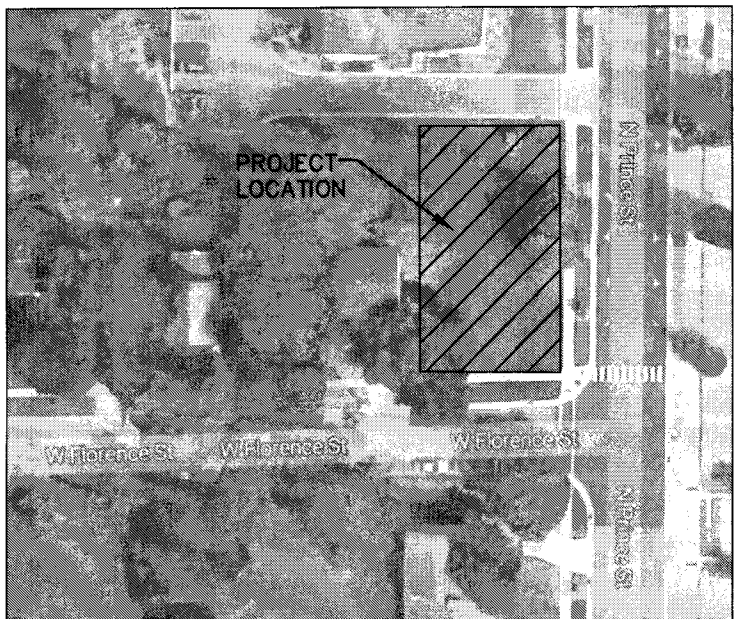
WISCONSIN STATUTE 182.0175 (1974)
REQUIRES MINIMUM OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

CONSTRUCTION STAKING SERVICES

CONSTRUCTION STAKING SHALL BE COMPLETED BY EXCEL ENGINEERING AS REQUESTED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. CONTRACTOR TO CONTACT RYAN WILGREEN AT 920-928-9800 TO GET STAKING PRICE TO INCLUDE IN BID TO OWNER. PAYMENT OF STAKING COSTS ABOVE AND BEYOND THE BASE PRICE DUE TO RESTAKING WILL BE THE RESPONSIBILITY OF THE CONTRACTOR, NOT THE OWNER. CAD DRAWING FILES AND SURVEY CONTROL WILL NOT BE PROVIDED FOR STAKING PURPOSES.

GENERAL PROJECT NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL WORK IN ROW PERMITS.



PROJECT LOCATION MAP

PLAN SPECIFICATIONS (BASED ON CSI FORMAT)

DIVISION 31 EARTH WORK

31 10 00 SITE CLEARING (DEMOLITION)

- A. CONTRACTOR SHALL CALL DIGGER'S HOT LINE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING SITE DEMOLITION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
- B. DEMOLITION PLAN IS AN OVERVIEW OF DEMOLITION TO TAKE PLACE ON SITE. CONTRACTOR TO FIELD VERIFY EXISTING SITE CONDITIONS PRIOR TO BIDDING. CONTRACTOR SHALL REMOVE, REPLACE, OR DEMOLISH ALL ITEMS AS NEEDED DURING CONSTRUCTION.
- C. CONTRACTOR TO PROTECT EXISTING IMPROVEMENTS THAT ARE SCHEDULED TO REMAIN. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED AT CONTRACTOR'S EXPENSE.
- D. ALL CONCRETE NOTED TO BE REMOVED SHALL BE REMOVED TO THE NEAREST CONTROL POINT.

31 20 00 EARTH MOVING

- A. CONTRACTOR SHALL CALL DIGGER'S HOT LINE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING EXCAVATION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
- B. PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT FOR ALL EXCAVATION, GRADING, FILL AND BACKFILL WORK AS REQUIRED TO COMPLETE THE GENERAL CONSTRUCTION WORK. ALL EXCAVATION AND BACKFILL FOR ELECTRICALS AND MECHANICALS ARE THE RESPONSIBILITY OF THE RESPECTIVE CONTRACTOR.
- C. ALL ORGANIC TOPSOIL, INSIDE THE BUILDING AREA, UNDER PAVED AREAS, AND AT SITE FILL AREAS SHALL BE REMOVED. PROOF ROLL SUBGRADES BEFORE PLACING FILL WITH HEAVY PNEUMATIC-TIRED EQUIPMENT, SUCH AS A FULLY-LOADED TANDEM AXLE DUMP TRUCK, TO IDENTIFY SOFT POCKETS AND AREAS OF EXCESS YIELDING. CONTRACTOR SHALL VERIFY TOPSOIL DEPTHS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REVIEW AND FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND ACCOUNT FOR EXISTING CONDITIONS PRIOR TO SUBMITTING BID FOR THE PROJECT. EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE DIRECTED IN THE PLANS OR BY LOCAL ZONING REQUIREMENTS.
- D. PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED ELEVATIONS, UNIFORMLY MOISTEN OR AERATE SUBGRADE AND EACH SUBSEQUENT FILL OR BACKFILL LAYER BEFORE COMPACTION AS RECOMMENDED TO ACHIEVE SPECIFIED DRY DENSITY. REMOVE AND REPLACE, OR SCARIFY AND AIR DRY, OTHERWISE SATISFACTORY SOIL MATERIAL, THAT IS TOO WET TO COMPACT TO SPECIFIED DRY DENSITY.
- E. PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.
- F. COMPACT THE SOIL TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DRY DENSITY ACCORDING TO ASTM D 698. STANDARD PROCTOR TEST SHALL NOT BE PLACED ON FROZEN GROUND AND NO FROZEN MATERIALS MAY BE USED FOR BACK FILL. APPLY THE MORE STRINGENT REQUIREMENTS WHEN COMPARING BETWEEN THE FOLLOWING AND THE GEOTECHNICAL REPORT.
 1. UNDER FOUNDATIONS - SUBGRADE, AND EACH LAYER OF BACKFILL OR FILL MATERIAL, TO NOT LESS THAN 85 PERCENT
 2. UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS MORE THAN 3 FEET BELOW THE SLAB - PLACE A DRAINAGE COURSE LAYER OF 3/4" CRUSHED STONE, WITH 5% TO 12% FINES, PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT.
 3. UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS WITHIN 3 FEET OF THE SLAB SURFACE - PLACE A DRAINAGE COURSE LAYER OF CLEAN 3/4" CRUSHED STONE, WITH NO MORE THAN 5% FINES. PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT.
 4. UNDER EXTERIOR CONCRETE AND ASPHALT PAVEMENTS - COMPACT THE SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
 5. UNDER WALKWAYS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 85 PERCENT.
 6. UNDER LAWN OR UNPAVED AREAS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 85 PERCENT.
- G. CONTRACTOR SHALL ENGAGEMENT TESTING AND INSPECTING AGENCY TO PERFORM FIELD TESTS AND INSPECTIONS. IT IS SUGGESTED THAT THE GEOTECHNICAL FIRM USED TO PERFORM THE SUBSURFACE SOIL INVESTIGATION BE ENGAGED FOR THE FIELD QUALITY CONTROL TESTS.
- H. ALLOW THE TESTING AGENCY TO TEST AND INSPECT SUBGRADES AND EACH FILL OR BACKFILL LAYER. PROCEED WITH SUBSEQUENT EARTHWORK ONLY AFTER TEST RESULTS FOR PREVIOUSLY COMPLETED WORK COMPLY WITH REQUIREMENTS. PROVIDE ONE TEST FOR EVERY 2000 SQUARE FEET OF PAVED AREA OR BUILDING SLAB, ONE TEST FOR EACH SPREAD FOOTING, AND ONE TEST FOR EVERY 50 LINEAR FEET OF WALL STRIP FOOTING.
- I. WHEN THE TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCARIFY, AERATE, OR REMOVE AND REPLACE SOIL TO DEPTH REQUIRED. RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED.
- J. THE BUILDING SITE SHALL BE GRADED TO PROVIDE DRAINAGE AWAY FROM THE BUILDING AS INDICATED ON THE PLANS. SITE EARTHWORK SHALL BE GRADED TO WITHIN 1/2" OF REQUIRED EARTHWORK ELEVATIONS ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE GRADING PLAN.

31 30 00 EROSION CONTROL

- A. THE GRADING PLAN REFLECTS 7,800 S.F. (0.18 ACRES) OF DISTURBED AREA. THE SITE IS THEREFORE EXEMPT FROM WISCONSIN DEPARTMENT OF NATURAL RESOURCES NR 151 NOTICE OF INTENT REQUIREMENTS. THE DESIGN ENGINEER SHALL PREPARE AN EROSION CONTROL PLAN TO MEET NR 151.105 CONSTRUCTION SITE PERFORMANCE STANDARDS FOR NON-FERMITTED SITES.
- B. EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL STRICTLY COMPLY WITH THE GUIDELINES AND REQUIREMENTS SET FORTH IN WISCONSIN ADMINISTRATIVE CODE (W.A.C.) NR 151. THE STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES RUNOFF MANAGEMENT PERFORMANCE STANDARDS, TECHNICAL STANDARDS PUBLISHED BY THE WISCONSIN DNR SHALL ALSO BE UTILIZED TO IMPROVE THE REQUIRED PERFORMANCE STANDARDS. THE METHODS AND TYPES OF EROSION CONTROL WILL BE DEPENDENT ON THE LOCATION AND TYPE OF WORK INVOLVED. ALL SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL. BELOW IS A LIST OF EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES TO ACHIEVE THE PERFORMANCE STANDARDS REQUIRED.
 1. SILT FENCE SHALL BE PLACED ON SITE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. SILT FENCE SHALL ALSO BE PROVIDED AROUND THE PERIMETER OF ALL SOIL STOCKPILES. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1068.
 2. DITCH CHECKS SHALL BE PROVIDED TO REDUCE THE VELOCITY OF WATER FLOWING IN DITCH BOTTOMS. PLACE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1068.
 3. STONE TRACKING PADS SHALL BE PLACED AT ALL CONSTRUCTION SITE ENTRANCES AND SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE CONSTRUCTION SITE. SEE THE EROSION CONTROL PLAN FOR LOCATIONS. THE AGGREGATE USED SHALL BE A 3/8" INCH CLEAR OR WASHED STONE, AND SHALL BE PLACED IN A LAYER AT LEAST 12 INCHES THICK. THE STONE SHALL BE UNDERLAIN WITH A WISDOT TYPE R GEOTEXTILE FABRIC. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT, AND SHALL BE A MINIMUM OF 50 FEET LONG. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1057.
 4. STORM DRAIN INLET PROTECTION SHALL BE PROVIDED FOR ALL NEW AND DOWNSTREAM STORM CATCH BASINS AND CURB INLETS. TYPE B CURB PROTECTION SHOULD BE PROVIDED AND SHALL BE IN CONFORMANCE WITH WISCONSIN DNR TECHNICAL STANDARD 1060.
 5. DUST CONTROL MEASURES SHALL BE PROVIDED TO REDUCE OR PREVENT THE SURFACE AND AIR TRANSPORT OF DUST DURING CONSTRUCTION. CONTROL MEASURES INCLUDE APPLYING MULCH AND ESTABLISHING VEGETATION, WATER SPRAYING, SURFACE ROUGHENING, APPLYING POLYMERS, SPRAY-ON TACKIFIERS, CHLORIDES, AND BARRIERS. SOME SITES MAY REQUIRE AN APPROACH THAT UTILIZES A COMBINATION OF MEASURES FOR DUST CONTROL. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1068.
 6. THE USE, STORAGE, AND DISPOSAL OF CHEMICALS, CEMENT, AND OTHER COMPOUNDS AND MATERIALS USED ON SITE SHALL BE MANAGED DURING THE CONSTRUCTION PERIOD TO PREVENT THEIR TRANSPORT BY RUNOFF INTO WATERS OF THE STATE.
 7. CONTRACTOR SHALL PROVIDE AN OPEN AGGREGATE CONCRETE TRUCK WASHOUT AREA ON SITE. CONTRACTOR TO ENSURE THAT CONCRETE WASHOUT SHALL BE CONTAINED TO THIS DESIGNATED AREA AND NOT BE ALLOWED TO RUN INTO STORM INLETS OR INTO THE OVERLAND STORMWATER DRAINAGE SYSTEM. WASHOUT AREA SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION.
 8. TEMPORARY SITE RESTORATION SHALL TAKE PLACE IN DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 14 DAYS AND REQUIRES VEGETATIVE COVER FOR LESS THAN ONE YEAR. THIS TEMPORARY SITE RESTORATION REQUIREMENT ALSO APPLIES TO SOIL STOCKPILES THAT EXIST FOR MORE THAN 14 DAYS. PERMANENT RESTORATION APPLIES TO AREAS WHERE PERENNIAL VEGETATIVE COVER IS NEEDED TO PERMANENTLY STABILIZE AREAS OF EXPOSED SOIL. PERMANENT STABILIZATION SHALL OCCUR WITHIN 3 WORKING DAYS OF FINAL GRADING. TOPSOIL, SEED, AND MULCH SHALL BE IN GENERAL CONFORMANCE WITH TECHNICAL STANDARDS 1058 AND 1059 AND SHALL MEET THE SPECIFICATIONS FOUND IN THE LANDSCAPING AND SITE STABILIZATION SECTION OF THIS CONSTRUCTION DOCUMENT. ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR FINAL STABILIZATION MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
- C. IF SITE DEWATERING IS REQUIRED TO REMOVE SEDIMENT FROM CONSTRUCTION SITE, STORMWATER PRIOR TO DISCHARGING OFF-SITE OR TO WATERS OF THE STATE, FOLLOW PROCEDURES FOUND IN TECHNICAL STANDARD 1061.
- D. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH WORKING DAY. FLUSHING SHALL NOT BE ALLOWED.
- E. ALL EROSION CONTROL DEVICES SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24 HOUR PERIOD. MAINTENANCE SHALL BE PERFORMED PER WISCONSIN ADMINISTRATIVE CODE (W.A.C.) NR 151. STORMWATER MANAGEMENT TECHNICAL STANDARD REQUIREMENTS.
- F. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE AREA(S) SERVED HAVE ESTABLISHED VEGETATIVE COVER.
- G. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL EROSION CONTROL PERMITS.

- A. CONTRACTOR TO PROVIDE COMPACTED AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT WHERE INDICATED ON THE PLANS. ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 305 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. PROVIDE HOT MIX ASPHALT MIXTURE TYPES PER SECTION 400 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. CONTRACTOR TO PROVIDE AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT TYPES AND DEPTHS AS INDICATED BELOW.

DIVISION 32 EXTERIOR IMPROVEMENTS

32 10 00 AGGREGATE BASE & ASPHALT PAVEMENT

- A. CONTRACTOR TO PROVIDE COMPACTED AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT WHERE INDICATED ON THE PLANS. ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 305 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. PROVIDE HOT MIX ASPHALT MIXTURE TYPES PER SECTION 400 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. CONTRACTOR TO PROVIDE AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT TYPES AND DEPTHS AS INDICATED BELOW.
- STANDARD ASPHALT PAVING
- 1-1/2" SURFACE COURSE (5.1 TON/284)
- 2" BINDER COURSE (4.1 TON/284)
- 10" OF 1-1/4" CRUSHED AGGREGATE
- B. CONTRACTOR TO COMPACT THE AGGREGATE BASE, ASPHALT BINDER COURSE, AND ASPHALT SURFACE COURSE TO AN AVERAGE DENSITY PER WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. ALL ASPHALT PAVEMENT AREAS SHALL BE PAVED TO WITHIN 0.10" OF DESIGN SURFACE GRADES WITH POSITIVE DRAINAGE BEING MAINTAINED IN ACCORDANCE WITH DESIGN PLANS. A MINIMUM OF 1% SLOPE SHALL BE MAINTAINED IN ALL ASPHALT PAVEMENT AREA.
 - C. HOT MIX ASPHALT CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF GEOTECHNICAL REPORT OR CONSTRUCTION DOCUMENTS.
 - D. CONTRACTOR TO PROVIDE 4" WIDE WHITE PAINTED STRIPING FOR PARKING STALLS, TRAFFIC LANES, AND NO PARKING AREAS. WHITE PAINT MARKINGS SHALL ALSO BE PROVIDED FOR H.C. ACCESSIBLE SYMBOLS, TRAFFIC ARROWS, AND TRAFFIC MESSAGES.

32 30 00 LANDSCAPING AND SITE STABILIZATION

- A. TOPSOIL: CONTRACTOR TO PROVIDE A MINIMUM OF 6" OF TOPSOIL FOR ALL DISTURBED OPEN AREAS. REUSE SURFACE SOIL STOCKPILED ON SITE AND SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF-SITE SOURCES WHEN QUANTITIES ARE INSUFFICIENT. PROVIDE SOIL ANALYSIS BY A QUALIFIED SOIL TESTING LABORATORY AS REQUIRED TO VERIFY THE SUITABILITY OF SOIL TO BE USED AS TOPSOIL AND TO DETERMINE THE NECESSARY SOIL AMENDMENTS. TEST SOIL FOR PRESENCE OF ATRAZINE AND INFORM EXCEL ENGINEERING, INC. IF PRESENT PRIOR TO BIDDING. PROJECT TOPSOIL SHALL HAVE A PH RANGING OF 5.5 TO 8.0, CONTAIN A MINIMUM OF 5 PERCENT ORGANIC MATERIAL CONTENT, AND SHALL BE FREE OF STONES 1 INCH OR LARGER IN DIAMETER. ALL MATERIALS HARMFUL TO PLANT GROWTH SHALL ALSO BE REMOVED.
- B. LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 6 INCHES AND REMOVE STONES LARGER THAN 1" IN DIAMETER. ALSO REMOVE ANY STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND DISPOSE OF THEM OFF THE PROPERTY. SPREAD TOPSOIL TO A DEPTH OF 6" BUT NOT LESS THAN WHAT IS REQUIRED TO MEET FINISHED GRADES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DO NOT SPREAD TOPSOIL IF SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET. GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSELY UNIFORM FINE TEXTURE. GRADE TO WITHIN 0.05 FEET OF FINISHED GRADE ELEVATION.
- C. SEEDING LAWN MAINTENANCE: CONTRACTOR TO PROVIDE MAINTENANCE OF ALL LANDSCAPING FOR A PERIOD OF 90 DAYS FROM THE DATE OF INSTALLATION. AT THE END OF THE MAINTENANCE PERIOD, A HEALTHY, UNIFORM, CLOSE STAND OF GRASS SHOULD BE ESTABLISHED FREE OF WEEDS AND SURFACE IRREGULARITIES. LAWN COVERAGE SHOULD EXCEED 90% AND BARE SPOTS SHOULD NOT EXCEED 5"x5". CONTRACTOR SHOULD REESTABLISH LAWNS THAT DO NOT COMPLY WITH THESE REQUIREMENTS AND CORRECT MAINTENANCE UNTIL LAWNS ARE SATISFACTORY.
- D. EROSION MATTING:
 1. CONTRACTOR TO PROVIDE EROSION CONTROL MATTING (NORTH AMERICAN GREEN S150) OR EQUIVALENT ON ALL SLOPES THAT ARE 4:1 AND GREATER OUTSIDE OF STORMWATER CONVEYANCE SWALES AND STORMWATER MANAGEMENT BASINS.
 2. CONTRACTOR TO PROVIDE EROSION MATTING (NORTH AMERICAN GREEN C125) OR EQUIVALENT IN ALL SWALE BOTTOMS AND SIDE SLOPES AS REQUIRED.
- E. TREES AND SHRUBS: FURNISH NURSERY-GROWN TREES AND SHRUBS WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, AND HEALTHY-LOOKING STOCK. STOCK SHOULD ALSO BE FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. SEE THE LANDSCAPE PLAN FOR SPECIFIC SPECIE TYPE, SIZE, AND LOCATION.
- F. TREE AND SHRUB INSTALLATION: EXCAVATE CIRCULAR PITS WITH SIDES SLOPED INWARD. TRIM BASE LEAVING CENTER AREA RAISED SLIGHTLY TO SUPPORT ROOT BALL. EXCAVATE PIT APPROXIMATELY THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER. SET TREES AND SHRUBS PLUMB AND IN CENTER OF PIT WITH TOP OF BALL 1" ABOVE ADJACENT FINISHED GRADES. PLACE PLANTING SOIL MIX AROUND ROOT BALL IN LAYERS AND TAMP TO SETTLE MIX. WATER ALL PLANTS THOROUGHLY. PROVIDE TEMPORARY STAKING FOR TREES AS REQUIRED.
- G. TREE AND SHRUB MAINTENANCE/WARRANTY: CONTRACTOR TO PROVIDE MAINTENANCE OF ALL LANDSCAPING FOR A PERIOD OF 90 DAYS FROM THE DATE OF INSTALLATION. MAINTENANCE TO INCLUDE REGULAR WATERING AS REQUIRED FOR SUCCESSFUL PLANT ESTABLISHMENT. CONTRACTOR TO PROVIDE 1 YEAR WARRANTY ON ALL TREES, SHRUBS, AND PERENNIALS.
- H. ORGANIC MULCH: VERIFY TYPE WITH OWNER.
- I. PLASTIC EDGING: VERIFY TYPE WITH OWNER.

DIVISION 33 UTILITIES

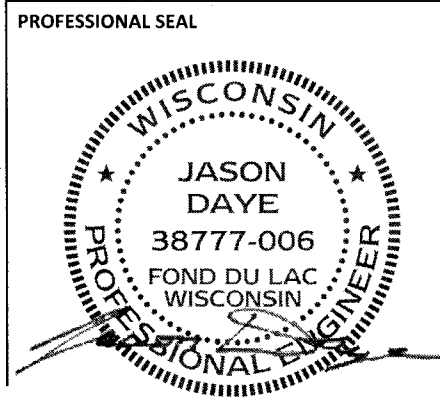
33 10 00 SITE UTILITIES

- A. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES ON SITE. CONTRACTOR TO VERIFY PIPE LOCATIONS, SIZES, AND DEPTHS AT POINT OF PROPOSED CONNECTIONS AND VERIFY PROPOSED UTILITY ROUTES ARE CLEAR (PER CODE) OF ALL EXISTING UTILITIES AND OTHER OBSTRUCTIONS PRIOR TO CONSTRUCTION. COSTS INCURRED.
- B. STORM UTILITY PIPE INVERTS SHALL BE CONSTRUCTED WITHIN 0.10" OF DESIGN INVERT ELEVATIONS ASSUMING PIPE SLOPE AND SEPARATION IS MAINTAINED PER THE UTILITY DESIGN PLANS AND STATE REQUIREMENTS.
- C. ALL UTILITIES SHALL BE INSTALLED PER STATE, LOCAL, AND INDUSTRY STANDARDS. WATER, SANITARY, AND STORM SEWER SHALL BE INSTALLED PER STANDARD SPECIFICATION FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL OTHER PERMITS REQUIRED TO INSTALL STORM SEWER.
- D. SEE PLANS FOR ALL OTHER UTILITY SPECIFICATIONS AND DETAILS.

BUILDING ALTERATIONS FOR:

THE ELEMENT

234 N PRINCE STREET • WHITEWATER, WI 53190



PRELIMINARY DATES

MAY 12, 2017

SHEET INFORMATION

CIVIL COVER AND SPECIFICATION SHEET

SHEET NUMBER

C1.0



ARCHITECTS • ENGINEERS • SURVEYORS
100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
WWW.EXCELENGINEER.COM

PROJECT INFORMATION

PROJECT NUMBER 1710600

BUILDING ALTERATIONS FOR:
THE ELEMENT
234 N PRINCE STREET • WHITEWATER, WI 53190

PROFESSIONAL SEAL

PRELIMINARY DATES

MAY 12, 2017

NOT FOR CONSTRUCTION

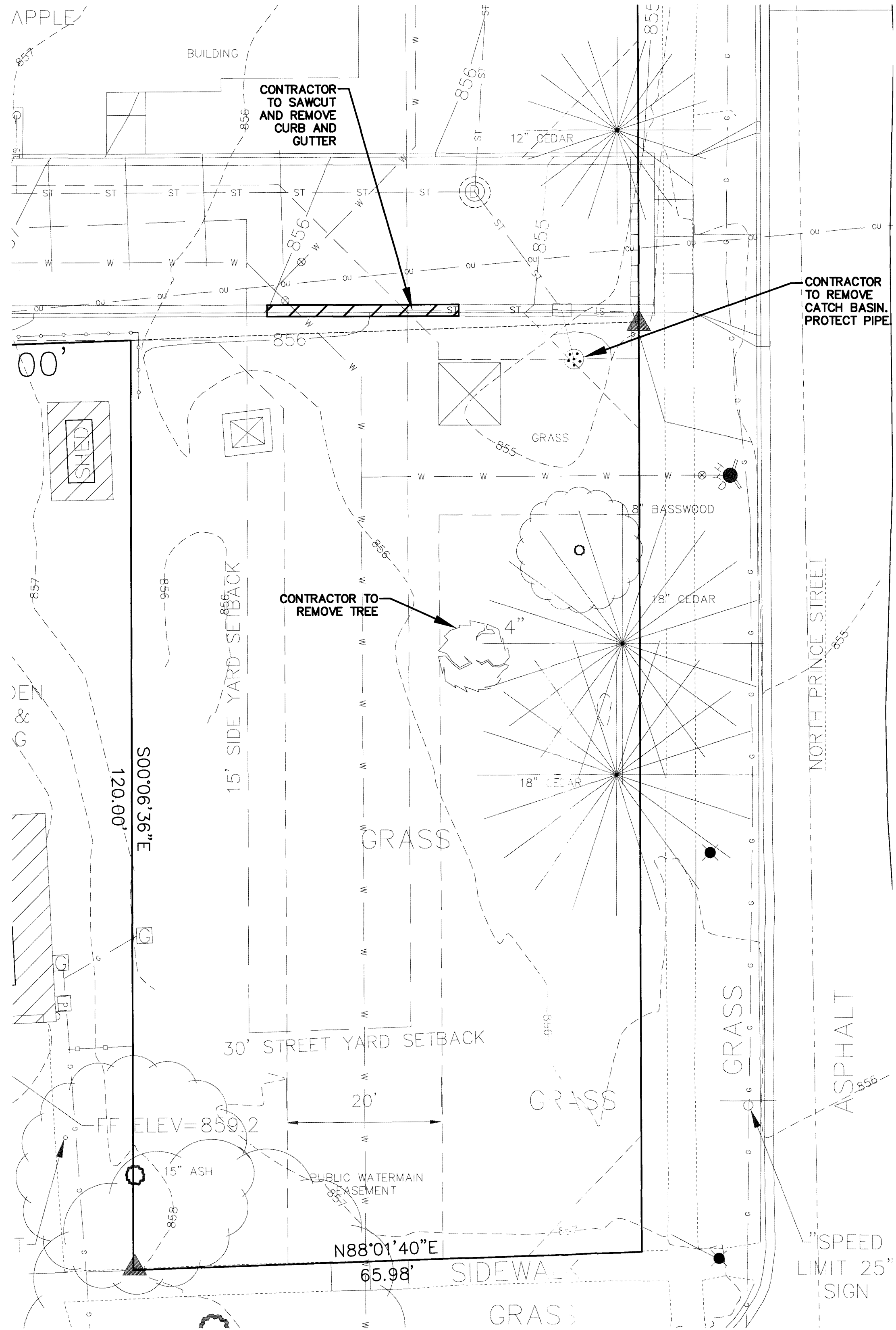
SHEET INFORMATION

EXISTING SITE AND
DEMOLITION PLAN

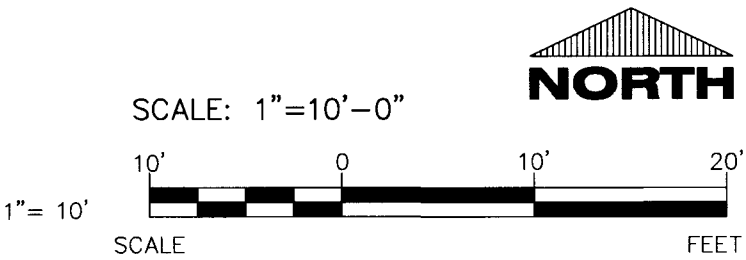
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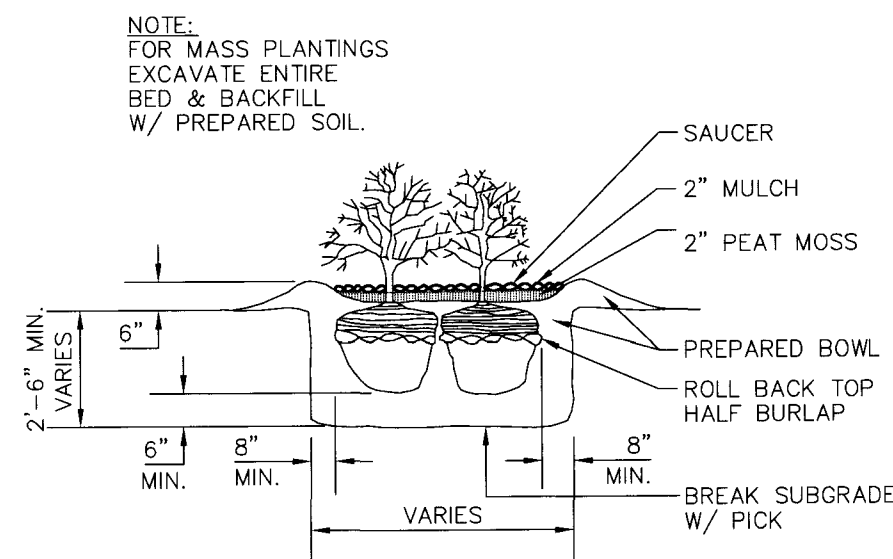
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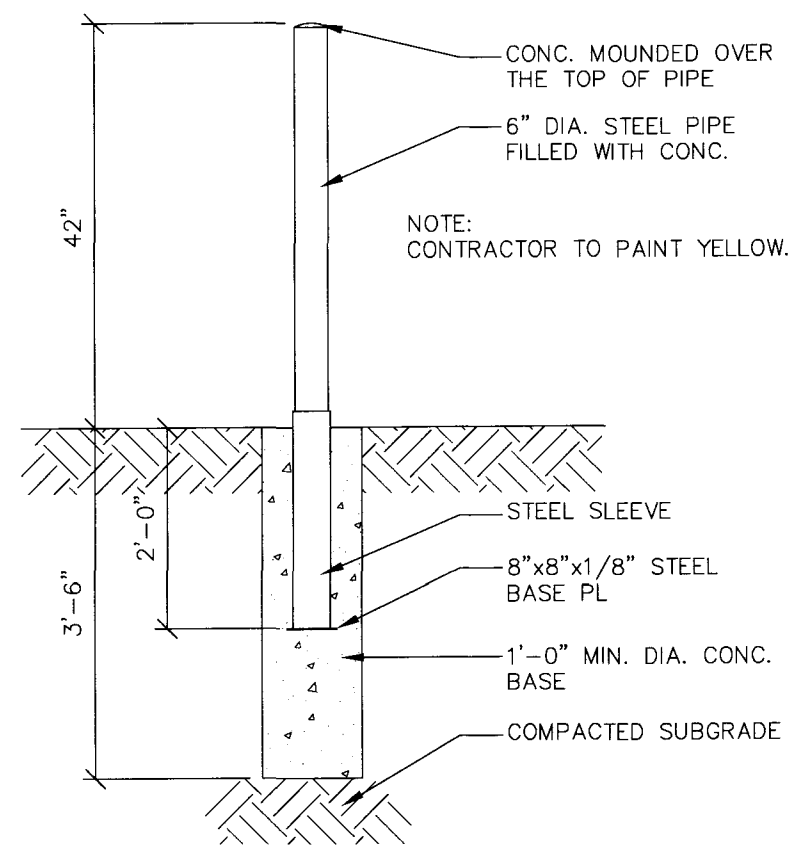
NOTE:
CONTRACTOR TO VERIFY ALL EXISTING UTILITY LOCATIONS
PRIOR TO CONSTRUCTION.





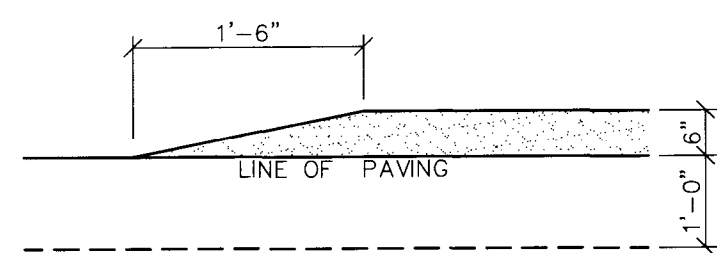
SHRUB PLANTING DETAIL

NO SCALE



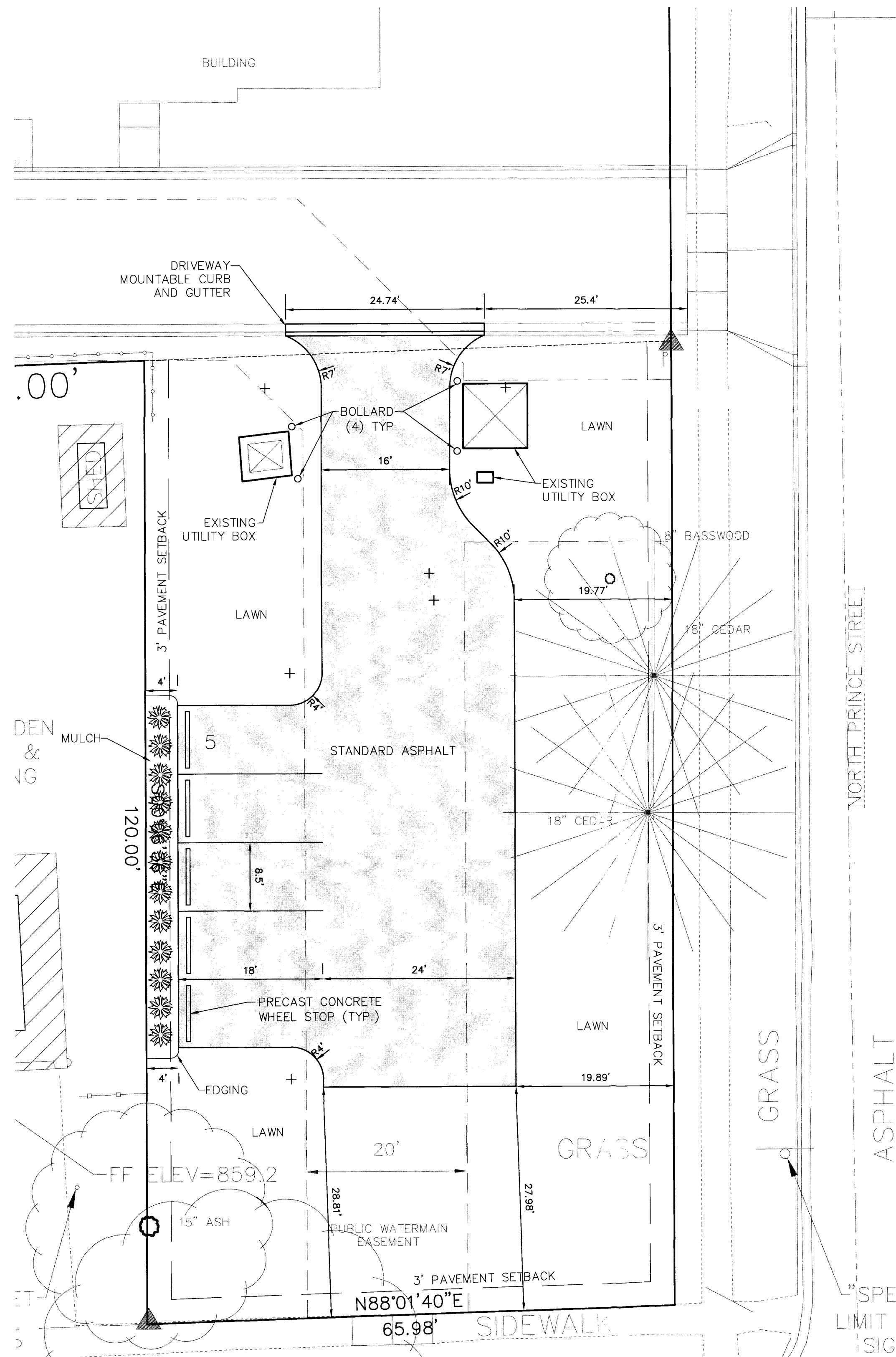
BOLLARD DETAIL

NO SCALE



TAPERED CURB DETAIL

NO SCALE



SITE INFORMATION:

LEGAL DESCRIPTION: PART OF THE SE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$, SECTION 5, T. 4 N.-4. 15 E., CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN

PROPERTY AREA: AREA = 67,459 S.F. (1.549 ACRES).

EXISTING ZONING: R-3 MULTI-FAMILY RESIDENCE

PROPOSED ZONING: R-3A UNIVERSITY RESIDENTIAL DENSITY OVERLAY DISTRICT

PROPOSED USE: MULTI-FAMILY

AREA OF SITE DISTURBANCE: 7,900 S.F. (0.18 ACRES)

SETBACKS: PAVEMENT: FRONT = 3'
SIDE = 3'
REAR = 3'

PARKING REQUIRED: 54 SPACES

PARKING PROVIDED: 49 EXISTING SPACES (3 H.C. ACCESSIBLE)
5 PROPOSED SPACES

HANDICAP STALLS REQUIRED: 3, HANDICAP STALLS PROVIDED: 3

LANDSCAPE REQUIREMENTS: MIN. LANDSCAPE SURFACE RATIO: 10%

EXISTING SITE DATA

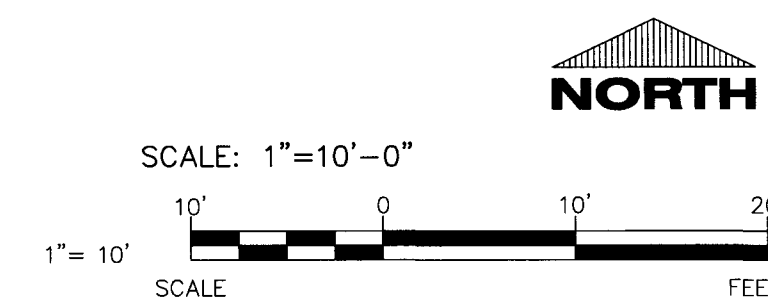
	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	1.55	67,459	
BUILDING FLOOR AREA	0.31	13,617	20.2%
PAVEMENT (ASP. & CONC.)	0.50	21,980	32.6%
TOTAL IMPERVIOUS	0.82	35,597	52.8%
LANDSCAPE/ OPEN SPACE	0.73	31,862	47.2%

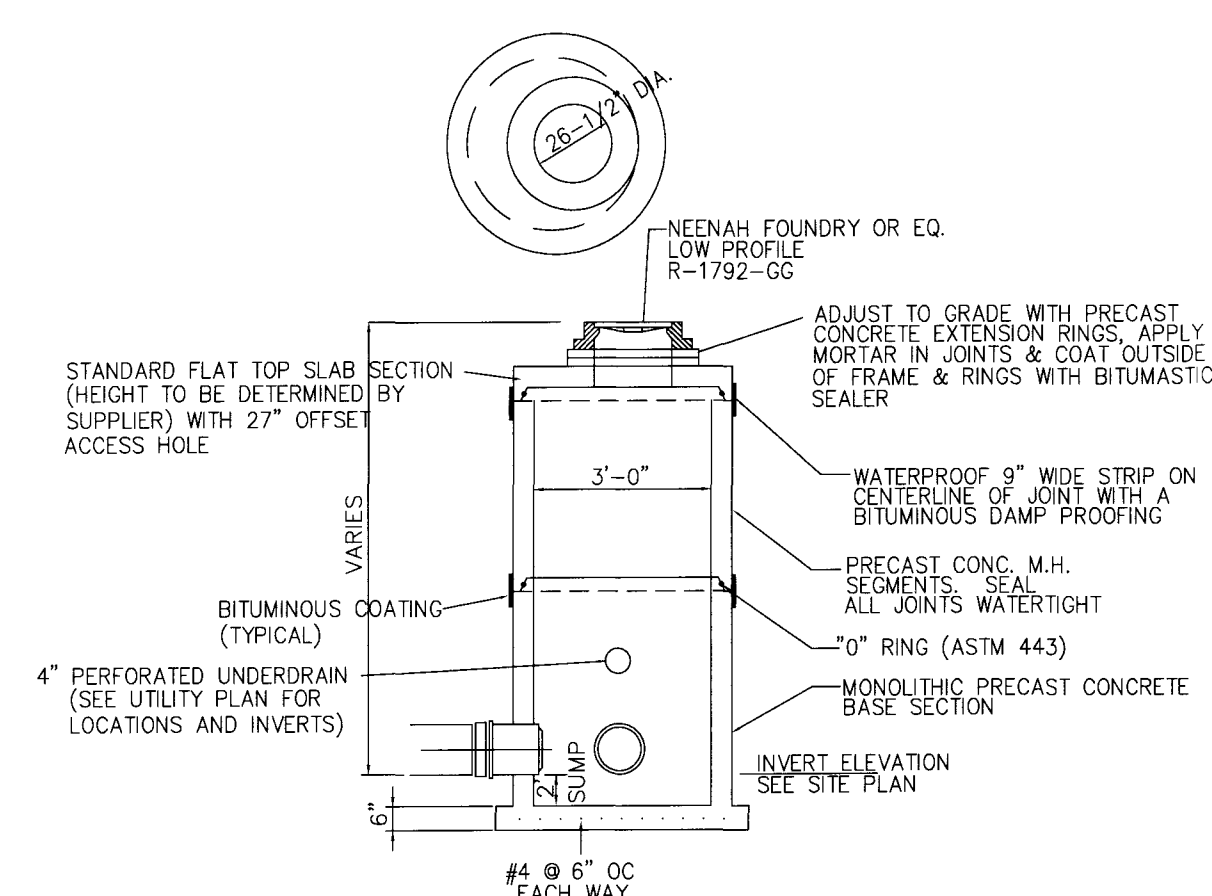
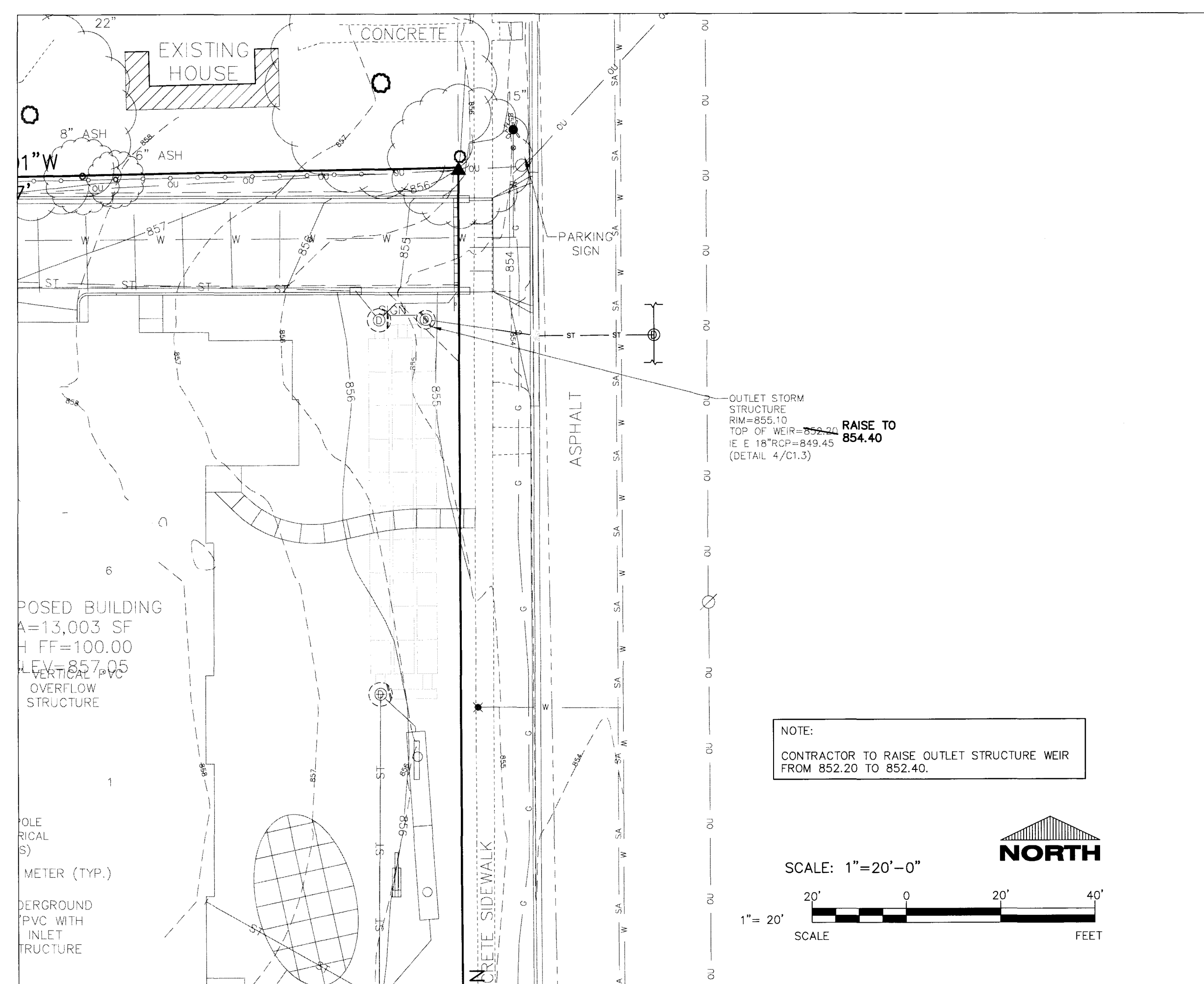
PROPOSED SITE DATA

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	1.55	67,459	
BUILDING FLOOR AREA	0.31	13,617	20.2%
PAVEMENT (ASP. & CONC.)	0.57	24,770	36.7%
TOTAL IMPERVIOUS	0.88	38,387	56.9%
LANDSCAPE/ OPEN SPACE	0.67	29,072	43.1%

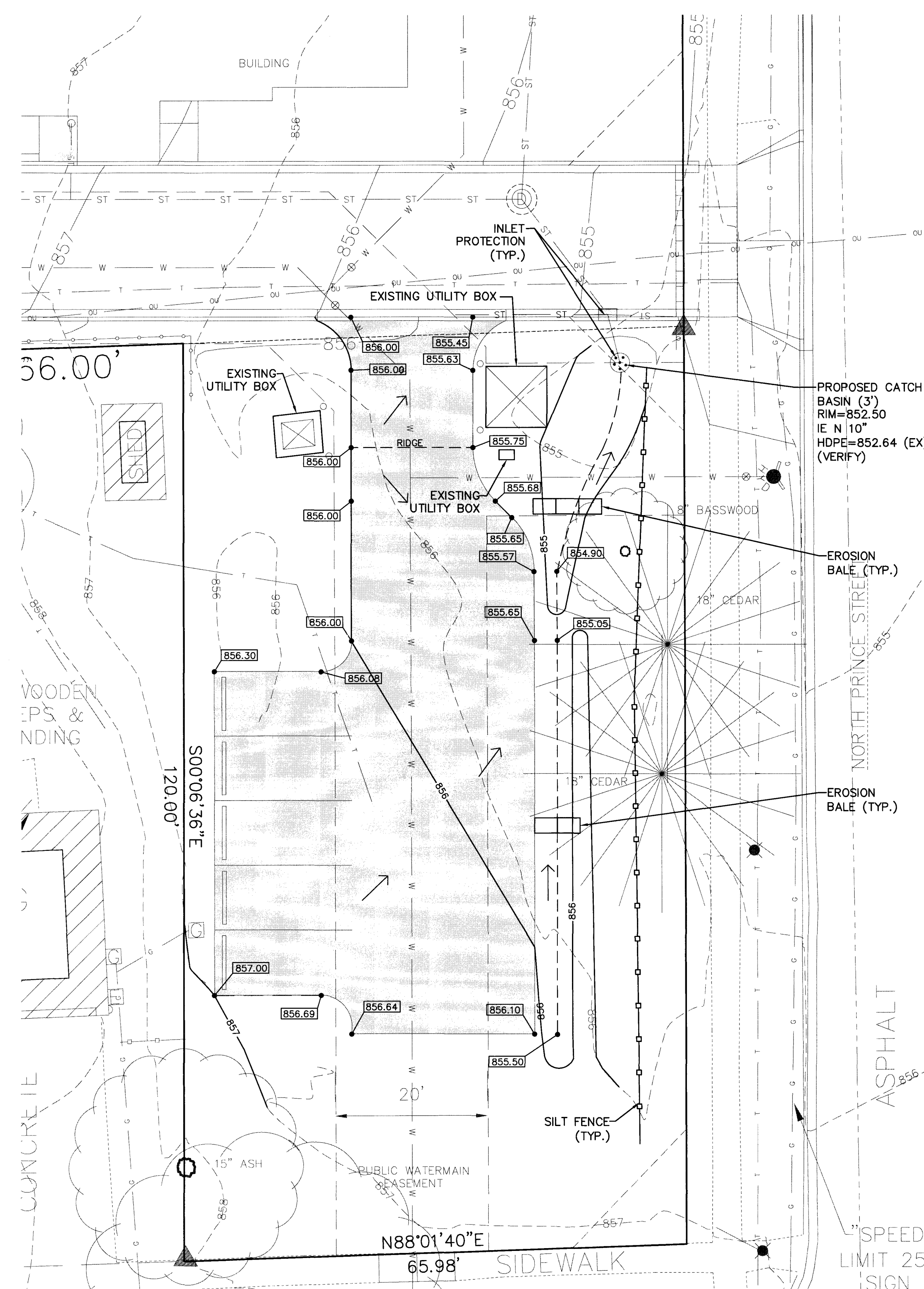
LANDSCAPING NOTES

SYMBOL	COMMON NAME	BOTANICAL NAME	PLANTED SIZE	QUANTITY
DECIDUOUS SHRUB				
	Anthony Waterer Spirea	Spiraea x bumalda 'Anthony Water'	15"-18"	12

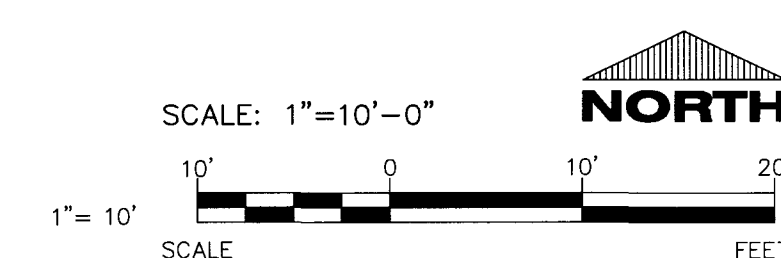


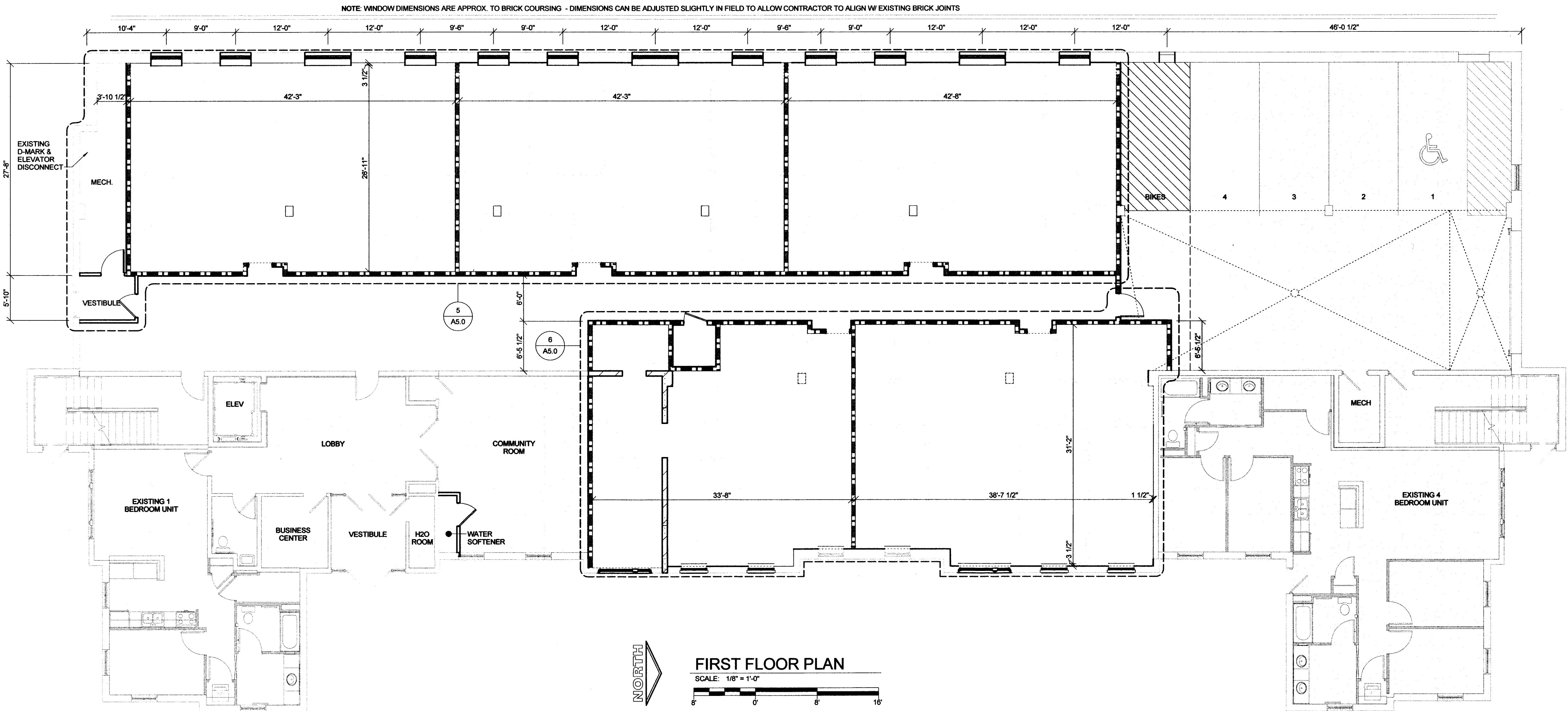


CATCH BASIN DETAIL



- NOTE:
- CONTRACTOR TO PROVIDE TRACKING PAD AT CONSTRUCTION ENTRANCE.
 - CONTRACTOR TO VERIFY EXISTING TIE-IN ELEVATION POINTS AT DRIVE LOCATION.



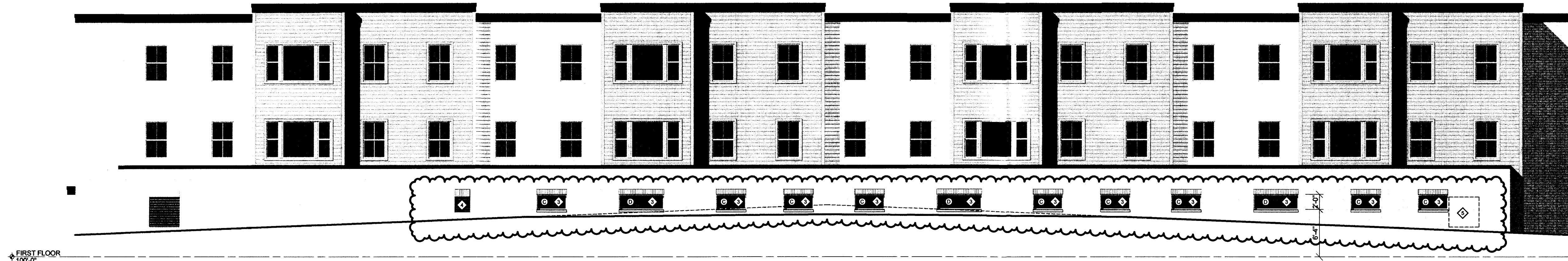


KEYED NOTES

- ◆ NEW OPENING IN EXISTING STONE WALL:
NEW WINDOW, CAST STONE HEAD & SILL
(MATCH EXISTING WINDOWS)
- ◆ ENLARGE OPENING IN EXISTING WALL:
NEW WINDOW, CAST STONE SILL
(MATCH EXISTING WINDOWS)
- ◆ NEW OPENING IN EXISTING BRICK WALL:
NEW WINDOW, BRICK SOLDIER
COURSE HEAD & CAST STONE SILL
(MATCH EXISTING WINDOWS)
- ◆ NEW OPENING IN EXISTING BRICK WALL:
NEW LOUVER AS DETERMINED BY HVAC
CONTRACTOR, PROVIDE BRICK SOLDIER
- ◆ INFILL EXISTING BRICK WALL:
INFILL AS REQ'D TO MATCH ADJACENT
WALL CONSTRUCTION & FINISHES

GENERAL NOTES

- PATCH & REPAIR ADJACENT VENEER
AS REQ'D FOR NEW OPENINGS



PROPOSED BUILDING ALTERATIONS FOR: THE ELEMENT WHITEWATER, WISCONSIN

LEGEND

1000.00	PROPOSED SPOT ELEVATIONS (FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED)	EXISTING CONIFEROUS TREE
1000.00 TR 1000.00 BR	PROPOSED SPOT ELEVATIONS (TOP OF RETAINING WALL, TOP OF SURFACE GRADE AT BOTTOM OF WALL)	EXISTING SHRUB
1000.00 TC 1000.00 BC	PROPOSED SPOT ELEVATIONS (TOP OF CURB, BOTTOM OF CURB)	EXISTING STUMP
1000.00 TW 1000.00 BW	PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK)	SOIL BORING
Ø	EXISTING WATER VALVE IN BOX	EXISTING WELL
Ø	PROPOSED WATER VALVE IN BOX	PROPOSED WELL
Ø	EXISTING WATER VALVE IN MANHOLE	EXISTING LIGHT POLE
Ø	EXISTING WATER SERVICE VALVE	EXISTING SIGN
Ø	EXISTING TELEPHONE MANHOLE	CENTER LINE
Ø	EXISTING ROUND CATCH BASIN	EXISTING HANDICAP PARKING STALL
Ø	PROPOSED ROUND CATCH BASIN	PROPOSED HANDICAP PARKING STALL
Ø	EXISTING SQUARE CATCH BASIN	EXISTING GAS VALVE
Ø	EXISTING CURB INLET	EXISTING WOODED AREA
Ø	PROPOSED CURB INLET	EXISTING HEDGE
Ø	EXISTING UTILITY POLE	EXISTING CHAINLINK FENCE
Ø	EXISTING UTILITY POLE WITH GUY WIRE	EXISTING WOOD FENCE
Ø	EXISTING STREET LIGHT	EXISTING BARBED WIRE FENCE
Ø	EXISTING TELEPHONE PEDESTAL	PROPERTY LINE
Ø	EXISTING ELECTRIC PEDESTAL	EXISTING GUARD RAIL
Ø	EXISTING ELECTRIC BOX	EXISTING STORM SEWER AND MANHOLE
Ø	EXISTING CABLE TV PEDESTAL	EXISTING SANITARY SEWER AND MANHOLE
→	PROPOSED DRAINAGE FLOW	EXISTING WATER LINE AND HYDRANT
■	1-1/4" REBAR SET WEIGHING 4.30 LB/FT.	PROPOSED WATER LINE AND HYDRANT
■	3/4" REBAR SET WEIGHING 1.50 LB/FT.	EXISTING OVERHEAD UTILITY LINE
□	1-1/4" REBAR FOUND	EXISTING UNDERGROUND FIBER OPTIC LINE
□	3/4" REBAR FOUND	EXISTING UNDERGROUND ELECTRIC CABLE
□	2" IRON PIPE FOUND	EXISTING UNDERGROUND TELEPHONE CABLE
▲	1" IRON PIPE FOUND	EXISTING UNDERGROUND GAS LINE
◀	EXISTING FLOOD LIGHT	PROPOSED CURB AND GUTTER
◀	SECTION CORNER	EXISTING CURB AND GUTTER
→	PROPOSED APRON ENDWALL	GRADING/SEEDING LIMITS
○	EXISTING MARSH AREA	RIGHT-OF-WAY LINE
○	EXISTING DECIDUOUS TREE WITH TRUNK DIAMETER	PROPERTY LINE
		RAILROAD TRACKS
		EXISTING GROUND CONTOUR
		PROPOSED GROUND CONTOUR

CIVIL SHEET INDEX

SHEET	SHEET TITLE
CT.0	CIVIL COVER AND SPECIFICATION SHEET
CT.1	EXISTING SITE AND DEMOLITION PLAN
CT.2	SITE AND LANDSCAPE PLAN
CT.3	GRADING, UTILITY AND EROSION CONTROL PLAN

GENERAL PROJECT NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL WORK IN ROW PERMITS.

CONSTRUCTION STAKING SERVICES

CONSTRUCTION STAKING SHALL BE COMPLETED BY EXCEL ENGINEERING AS REQUESTED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. CONTRACTOR TO CONTACT RYAN WILGREN AT 820-828-8800 TO GET STAKING PRICE TO INCLUDE IN BID TO OWNER. PAYMENT OF STAKING COSTS ABOVE AND BEYOND THE BASE PRICE DUE TO RESTAKING WILL BE THE RESPONSIBILITY OF THE CONTRACTOR, NOT THE OWNER. CAD DRAWING FILES AND SURVEY CONTROL WILL NOT BE PROVIDED FOR STAKING PURPOSES.



PROJECT LOCATION MAP

PLAN SPECIFICATIONS (BASED ON CSI FORMAT)

DIVISION 31 EARTH WORK

31 10 00 SITE CLEARING (DEMOLITION)

- CONTRACTOR SHALL CALL DIGGERS HOT LINE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING SITE DEMOLITION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
- DEMOLITION PLAN IS AN OVERVIEW OF DEMOLITION TO TAKE PLACE ON SITE. CONTRACTOR TO FIELD VERIFY EXISTING SITE CONDITIONS PRIOR TO BEGINNING. CONTRACTOR SHALL REMOVE, REPLACE, OR DEMOLISH ALL ITEMS AS NEEDED DURING CONSTRUCTION.
- CONTRACTOR TO PROTECT EXISTING IMPROVEMENTS THAT ARE SCHEDULED TO REMAIN. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED AT CONTRACTOR'S EXPENSE.
- ALL CONCRETE NOTED TO BE REMOVED SHALL BE REMOVED TO THE NEAREST CONTROL JOINT.

31 20 00 EARTH MOVING

- CONTRACTOR SHALL CALL DIGGERS HOT LINE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING EXCAVATION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
- PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT FOR ALL EXCAVATION, GRADING, FILL AND BACKFILL WORK AS REQUIRED TO COMPLETE THE GENERAL CONSTRUCTION WORK. ALL EXCAVATION AND BACKFILL FOR ELECTRICAL AND MECHANICALS ARE THE RESPONSIBILITY OF THE RESPECTIVE CONTRACTOR.
- ALL ORGANIC TOPSOIL INSIDE THE BUILDING AREA, UNDER PAVED AREAS, AND AT SITE FILL AREAS SHALL BE REMOVED. PROVE FILL BEFORE PLACED WITH HEAVY PNEUMATIC-TIRED EQUIPMENT. SUCH AS A FULLY-LOADED TANDEM AXLE DUMP TRUCK, TO IDENTIFY SOFT POCKETS AND AREAS OF EXCESS YIELDING. CONTRACTOR SHALL VERIFY TOPSOIL DEPTHS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL FILL AND FILL THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND ACCOUNT FOR EXISTING CONDITIONS PRIOR TO SUBMITTING BID FOR THE PROJECT. EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE DIRECTED IN THE PLAN OR BY LOCAL ZONING REQUIREMENTS.
- PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED ELEVATIONS. UNIFORMLY MOISTEN OR AGGREGATE SUBGRADE AND EACH SUBSEQUENT FILL OR BACKFILL LAYER BEFORE COMPACT. AS RECOMMENDED TO ACHIEVE SPECIFIED DRY DENSITY. REMOVE AND REPLACE WITH CLEAN AND AIR DRY, OTHERWISE SATISFACTORY SOIL MATERIAL THAT IS TOO WET TO COMPACT TO SPECIFIED DRY DENSITY.
- PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 1' IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTOR EQUIPMENT, AND NOT MORE THAN 4' IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.
- COMPACT THE SOIL TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DRY DENSITY ACCORDING TO ASTM D 1557, STANDARD PROCTOR TEST. FILL MAY NOT BE PLACED ON FROZEN GROUND AND NO FROZEN MATERIALS MAY BE USED FOR BACK FILL. APPLY THE MORE STRINGENT REQUIREMENTS WHEN COMPARING BETWEEN THE FOLLOWING AND THE GEOTECHNICAL REPORT REQUIREMENTS.
1. UNDER FOUNDATIONS - SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
2. UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS MORE THAN 3 FEET BELOW THE SLAB - PLACE A DRAINAGE COURSE LAYER OF 3/4" SAND OR STONE, WITH 18 TO 12% FINE, PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT.
3. UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS WITHIN 3 FEET OF THE SLAB SURFACE - PLACE A DRAINAGE COURSE LAYER OF CLEAN 3/4" CRUSHED STONE, WITH NO MORE THAN 10% FINES, PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT.
4. UNDER EXTERIOR CONCRETE AND ASPHALT PAVEMENTS - COMPACT THE SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
5. UNDER WALKWAYS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
6. UNDER LAWN OR UNPAVED AREAS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
7. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO PERFORM FIELD TESTS AND INSPECTIONS. IT IS SUGGESTED THAT THE GEOTECHNICAL FIRM USED TO PERFORM THE SUBSURFACE SOIL INVESTIGATION BE ENGAGED FOR THE FIELD QUALITY CONTROL TESTS.
8. ALLOW THE TESTING AGENCY TO TEST AND INSPECT SUBGRADES AND EACH FILL OR BACKFILL LAYER. PROCEED WITH SUBSEQUENT EARTHWORK ONLY AFTER TEST RESULTS FOR PREVIOUSLY COMPLETED WORK COMPLY WITH REQUIREMENTS. PROVIDE ONE TEST FOR EVERY 2000 SQUARE FEET OF PAVED AREA OR BUILDING SLAB. ONE TEST FOR EACH SPRING FOOTING, AND ONE TEST FOR EVERY 50 LINEAL FEET OF WALL STRIP FOOTING.
9. WHEN THE TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DENSITIES OF CONTRACTOR'S OR ADRATE OR REMOVE OR REPLACE SOIL TO DEPTH REQUIRED. RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED.
10. THE BUILDING SITE SHALL BE GRADED TO PROVIDE DRAINAGE AWAY FROM THE BUILDING AS INDICATED ON THE PLANS. SITE EARTHWORK SHALL BE GRADED TO WITHIN 0.1% OF REQUIRED EARTHWORK ELEVATIONS ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE GRADING PLAN.

31 30 00 EROSION CONTROL

- THE GRADING PLAN REFLECTS 7,200 S.F. (0.16 ACRES) OF DISTURBED AREA. THE SITE IS THEREFORE EXEMPT FROM WISCONSIN DEPARTMENT OF NATURAL RESOURCES NR 151 NOTICE OF INTENT REQUIREMENTS. THE DESIGN ENGINEER SHALL PREPARE AN EROSION CONTROL PLAN TO MEET NR 151.100 CONSTRUCTION SITE PERFORMANCE STANDARDS FOR NON-PERMITTED SITES.
- EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION SHALL STRICTLY COMPLY WITH THE GUIDELINES AND REQUIREMENTS SET FORTH IN WISCONSIN ADMINISTRATIVE CODE (W.A.C.) NR 151. THE STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES REPORT MANAGEMENT PERFORMANCE STANDARDS FOR EROSION AND SEDIMENT CONTROL, APRIL 1998, SHALL ALSO BE UTILIZED TO IMPLEMENT THE REQUIRED PERFORMANCE STANDARDS. THE METHODS AND TYPES OF EROSION CONTROL WILL BE DEPENDENT ON THE LOCATION AND TYPE OF WORK INVOLVED. ALL SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION, AND INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL. BELOW IS A LIST OF EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES TO ACHIEVE THE PERFORMANCE STANDARDS REQUIRED.
1. Silt fence shall be placed on site at locations shown on the erosion control plan. Silt fence shall also be provided around the perimeter of all soil stockpiles. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1082.
2. Ditch check dam shall be provided to reduce the velocity of water flowing in ditch bottoms. PLACE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1082.
3. STONE TRACKING PAD shall be placed at all construction site entrances and shall be installed PRIOR TO ANY TRAFFIC LEAVING THE CONSTRUCTION SITE. SEE THE EROSION CONTROL PLAN FOR LOCATIONS. THE AGGREGATE USED SHALL BE 3 TO 8" HIGH CLEAR OR WASHED STONE, AND SHALL BE PLACED IN A LAYER AT LEAST 12" THICK. THE STONE SHALL BE UNDERLAIN WITH A WIGDOT TYPE B GEOTEXTILE FABRIC. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT AND SHALL BE A MINIMUM OF 30 FEET LONG. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1082.
4. STORM DRAIN INLET PROTECTION SHALL BE PROVIDED FOR ALL NEW AND DOWNSTREAM STORM CATCH BASINS AND CURBSIDE DRAINAGE. TYPE B OR C PROTECTION SHOULD BE PROVIDED AND SHALL BE IN CONFORMANCE WITH WISCONSIN DNR TECHNICAL STANDARD 1080.
5. DUST CONTROL MEASURES SHALL BE PROVIDED TO REDUCE OR PREVENT THE SURFACE AND AIR TRANSPORT OF DUST DURING CONSTRUCTION. CONTROL MEASURES INCLUDE APPLYING MULCH AND ESTABLISHING VEGETATION, WATER SPRAYING, SURFACE ROUGHENING, ASPHALT POLYMERS, SPRAY-ON TACKIFIERS, CHALKS, AND BARRIERS. SOME SITES MAY REQUIRE AN APPROACH THAT UTILIZES A COMBINATION OF MEASURES FOR DUST CONTROL. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1080.
6. THE USE, STORAGE, AND DISPOSAL OF CHEMICALS, CEMENT, AND OTHER COMPOUNDS AND MATERIALS USED ON SITE SHALL BE MANAGED DURING THE CONSTRUCTION PERIOD TO PREVENT THEIR TRANSPORT BY RUNOFF INTO WATERS OF THE STATE.
7. CONTRACTOR SHALL PROVIDE AN OPEN AGGREGATE CONCRETE TRUCK WASHOUT AREA ON SITE. CONTRACTOR TO ENSURE THAT CONCRETE WASHOUT SHALL BE CONTAINED TO THIS DESIGNATED AREA AND NOT BE PLACED IN A DITCH OR RUNOFF INTO THE STORM AND STORMWATER DRAINAGE SYSTEM. WASHOUT AREA SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION.
8. TEMPORARY SITE RESTORATION SHALL TAKE PLACE IN DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 14 DAYS AND REQUIRES VEGETATIVE COVER FOR LESS THAN ONE YEAR. THIS TEMPORARY SITE RESTORATION REQUIREMENT ALSO APPLIES TO SOIL STOCKPILES THAT EXIST FOR MORE THAN 14 DAYS. PERMANENT RESTORATION APPLIES TO AREAS WHERE PERENNIAL VEGETATIVE COVER IS NEEDED TO PERMANENTLY STABILIZE AREAS OF EXPOSED SOIL. PERMANENT STABILIZATION SHALL OCCUR WITHIN 5 WORKING DAYS OF FINAL GRADING. TOPSOIL, SEEDS, AND MULCH SHALL BE IN GENERAL COMPLIANCE WITH

- TECHNICAL STANDARDS 1080 AND 1082 AND SHALL MEET THE SPECIFICATIONS FOUND IN THE LANDSCAPING AND SITE STABILIZATION SECTION OF THIS CONSTRUCTION DOCUMENT. ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR FINAL STABILIZATION MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
- IF SITE DEWATERING IS REQUIRED TO REMOVE SEDIMENT FROM CONSTRUCTION SITE, STORMWATER PRIOR TO DISCHARGING OFF-SITE OR TO WATERS OF THE STATE, FOLLOW PROCEDURES FOUND IN TECHNICAL STANDARD 1081.
- ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH WORKING DAY. FLUSHING SHALL NOT BE ALLOWED.
- ALL EROSION CONTROL DEVICES SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24 HOUR PERIOD. MAINTENANCE SHALL BE PERFORMED PER WISCONSIN ADMINISTRATIVE CODE (W.A.C.) NR 151. STORMWATER MANAGEMENT TECHNICAL STANDARD REQUIREMENTS.
- EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE AREAS SERVED HAVE ESTABLISHED VEGETATIVE COVER.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL EROSION CONTROL PERMITS.

DIVISION 32 EXTERIOR IMPROVEMENTS

32 10 00 AGGREGATE BASE & ASPHALT PAVEMENT

- CONTRACTOR TO PROVIDE COMPACTED AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT WHERE INDICATED ON THE PLANS. ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 305 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. PROVIDE HOT MIX ASPHALT MIXTURE TYPE PER SECTION 400 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. CONTRACTOR TO PROVIDE AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT TYPES AND DEPTHS AS INDICATED BELOW.
- STANDARD ASPHALT PAVING:
1-1/2" SURFACE COURSE (SL 30-28)
7" BINDER COURSE (SL 28-24)
10" OF 1-1/4" CRUSHED AGGREGATE.
- CONTRACTOR TO COMPACT THE AGGREGATE BASE, ASPHALT BINDER COURSE, AND ASPHALT SURFACE COURSE TO AN AVERAGE DENSITY PER WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. ALL ASPHALT PAVEMENT AREAS SHALL BE PAVED TO WITHIN 0.1% OF DESIGN SURFACE GRADES WITH POSITIVE DRAINAGE BEING MAINTAINED IN ACCORDANCE WITH DESIGN PLANS. A MINIMUM OF 1% SLOPE SHALL BE MAINTAINED IN ALL ASPHALT PAVEMENT AREA.
- HOT MIX ASPHALT CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF GEOTECHNICAL REPORT OR CONSTRUCTION DOCUMENTS.
- CONTRACTOR TO PROVIDE 4" WIDE WHITE PAINTED STRIPS FOR PARKING STALLS, TRAFFIC LANES, AND NO PARKING AREAS. WHITE PAINT MARKINGS SHALL ALSO BE PROVIDED FOR K-C ACCESSIBLE SYMBOLS, TRAFFIC ARROWS, AND TRAFFIC MESSAGES.

32 30 00 LANDSCAPING AND SITE STABILIZATION

- TOPSOIL: CONTRACTOR TO PROVIDE A MINIMUM OF 6" OF TOPSOIL FOR ALL DISTURBED OPEN AREAS. REUSE SURFACE SOIL STOCKPILED ON SITE AND SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF SITE SOURCES WHEN QUANTITIES ARE SUFFICIENT. PROVIDE SOIL ANALYSIS BY A QUALIFIED SOIL TESTING LABORATORY AS REQUIRED TO VERIFY THE SUITABILITY OF SOIL TO BE USED AS TOPSOIL, AND TO DETERMINE THE NECESSARY SOIL AMENDMENTS. TEST SOIL FOR PRESENCE OF AZADINE AND AFRON EXCEL ENGINEERING, INC. IF PRESENT PRIOR TO BEGINNING PROJECT. TOPSOIL SHALL HAVE A pH RANGE OF 5.5 TO 6.5, CONTAIN A MINIMUM OF 5 PERCENT ORGANIC MATERIAL CONTENT, AND SHALL BE FREE OF STONES 1" OR LARGER IN DIAMETER. ALL MATERIALS HARMFUL TO PLANT GROWTH SHALL ALSO BE REMOVED.
- SEEDING: SUBGRADE TO A MINIMUM DEPTH OF 6 INCHES AND REMOVE STONES LARGER THAN 1" IN DIAMETER. ALSO REMOVE ANY STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND DISPOSE OF THEM OFF THE PROPERTY. SPREAD TOPSOIL TO A DEPTH OF 6" BUT NOT LESS THAN WHAT IS REQUIRED TO MEET FINISHED GRADES AFTER LIGHT TOLLING AND NATURAL SETTLEMENT. DO NOT SPREAD TOPSOIL IF SUBGRADE IS FROZEN, MUDDY OR EXCESSIVELY WET. GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNFROZEN FINE TEXTURE. GRADE TO WITHIN 0.05 FEET OF FINISHED GRADE ELEVATION. SEE EROSION MATTING.
- PERMANENT LAWN AREAS SHALL BE SEEDING WITH THE FOLLOWING MIXTURE: 80% KENTUCKY BLUEGRASS (SEED @ 2-3 LBS/1000 S.F.), 20% PERENNIAL RYEGRASS (SEED @ 1 LBS/1000 S.F.), 10% FINE FESCUE (SEED @ 1 LBS/1000 S.F.). STRAW AND MULCH SHALL BE LAD AT 100 LBS/1000 S.F. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-8 LBS/1000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED.
- ALL TEMPORARY SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE: 100% RYEGRASS AT 10 LBS/1000 S.F. STRAW AND MULCH SHALL BE LAD AT 100 LBS/1000 S.F. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-8 LBS/1000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED.
- SEEDING LAWN MAINTENANCE: CONTRACTOR TO PROVIDE MAINTENANCE OF ALL LANDSCAPING FOR A PERIOD OF 90 DAYS FROM THE DATE OF INSTALLATION. AT THE END OF THE MAINTENANCE PERIOD, A HEALTHY, VIGOROUS, CLOSE STAND OF GRASS SHOULD BE ESTABLISHED FREE OF WEEDS AND SURFACE IRREGULARITIES. LAWN COVERAGE SHOULD EXCEED 90% AND BARE SPOTS SHOULD NOT EXCEED 2". CONTRACTOR SHOULD REESTABLISH LAWN THAT DO NOT COMPLY WITH THESE REQUIREMENTS AND CONTINUE MAINTENANCE UNTIL LAWN IS SATISFACTORY.
- EROSION MATTING:
 - CONTRACTOR TO PROVIDE EROSION CONTROL MATTING (NORTH AMERICAN GREEN B150) OR EQUIVALENT ON ALL SLOPES THAT ARE 1:1 AND GREATER OUTSIDE OF STORMWATER CONVEYANCE SWALES AND STORMWATER MANAGEMENT BASINS.
 - CONTRACTOR TO PROVIDE EROSION MATTING (NORTH AMERICAN GREEN C125) OR EQUIVALENT ON ALL SWALE BOTTOMS AND SIDE SLOPES AS REQUIRED.
- TREES AND SHRUBS: FURNISH NURSERY-GROWN TREES AND SHRUBS WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, AND HEALTHY LOOKING STOCK. STOCK SHOULD ALSO BE FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS WHIPS, SUN SCALD, INJURIES, MARCHING, AND DISFIGUREMENT. SEE THE LANDSCAPE PLAN FOR SPECIFIC SPECIES, TYPE, SIZE, AND LOCATION.
- TREE AND SHRUB INSTALLATION: EXCAVATE CIRCUMFERENCE WITH SIDES SLOPED INWARD. TRIM BASE LEAVING CENTER AREA SLIGHTLY TO SUPPORT ROOT BALL. LOCATE PIT APPROXIMATELY THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER. SET TREES AND SHRUBS PLUMB AND IN CENTER OF PIT WITH TOP OF BALL 1" ABOVE ADJACENT FINISHED GRADES. PLACE PLANTING SOIL MIX AROUND ROOT BALL IN LAYERS AND TAMP TO SETTLE MIX. WATER ALL PLANTS THOROUGHLY. PROVIDE TEMPORARY STAKING FOR TREES AS REQUIRED.
- TREE AND SHRUB MAINTENANCE/WARRANTY: CONTRACTOR TO PROVIDE MAINTENANCE OF ALL LANDSCAPING FOR A PERIOD OF 90 DAYS FROM THE DATE OF INSTALLATION. MAINTENANCE TO INCLUDE REGULAR WATERING AS REQUIRED FOR SUCCESSFUL PLANT ESTABLISHMENT. CONTRACTOR TO PROVIDE 1 YEAR WARRANTY ON ALL TREES, SHRUBS, AND PERENNIALS.
- IRRIGATION: VERIFY TYPE WITH OWNER.
- PLASTIC EROSION: VERIFY TYPE WITH OWNER.

DIVISION 33 UTILITIES

33 10 00 SITE UTILITIES

- CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES ON SITE. CONTRACTOR TO VERIFY PIPE LOCATIONS, SIZES, AND DEPTHS AT POINT OF PROPOSED CONVECTIONS AND VERIFY PROPOSED UTILITY ROUTES ARE CLEAR (PER CODE) OF ALL EXISTING UTILITIES AND OTHER OBSTRUCTIONS PRIOR TO CONSTRUCTION. COSTS INCURRED.
- STORM UTILITY PIPE INVERTS SHALL BE CONSTRUCTED WITHIN 0.1% OF DESIGN INVERT ELEVATIONS ASSUMING PIPE SLOPE AND SEPARATION IS MAINTAINED PER THE UTILITY DESIGN PLANS AND STATE REQUIREMENTS.
- ALL UTILITIES SHALL BE INSTALLED PER STATE, LOCAL, AND INDUSTRY STANDARDS, WATER, SANITARY, AND STORM SEWER SHALL BE INSTALLED PER STANDARD SPECIFICATION FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL OTHER PERMITS REQUIRED TO RE-INSTALL STORM SEWER.
- SEE PLANS FOR ALL OTHER UTILITY SPECIFICATIONS AND DETAILS.

BUILDING ALTERATIONS FOR:

THE ELEMENT

234 N PRINCE STREET • WHITEWATER, WI 53190



PRELIMINARY DATES

MAY 12, 2017

NOT FOR CONSTRUCTION

SHEET INFORMATION

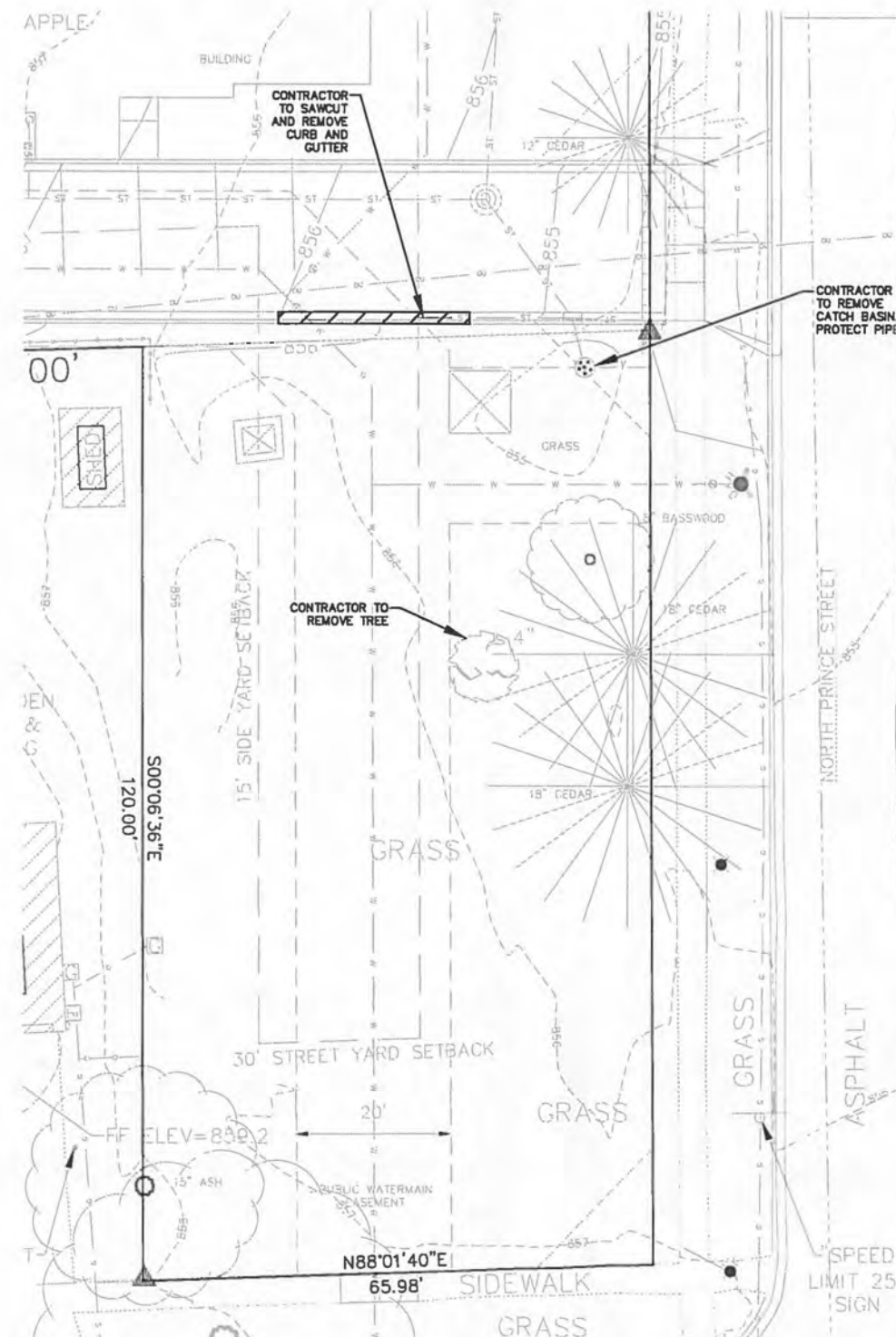
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SHEET NUMBER

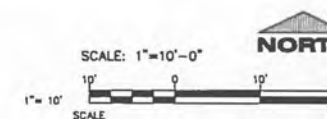
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BUILDING ALTERATIONS FOR:
THE ELEMENT
234 N PRINCE STREET • WHITEWATER, WI 53190



NOTE:
CONTRACTOR TO VERIFY ALL EXISTING UTILITY LOCATIONS
PRIOR TO CONSTRUCTION.



BUILDING ALTERATIONS FOR:
THE ELEMENT
234 N PRINCE STREET • WHITEWATER, WI 53190

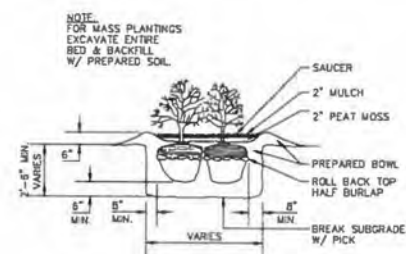
PROFESSIONAL SEAL

PRELIMINARY DATES
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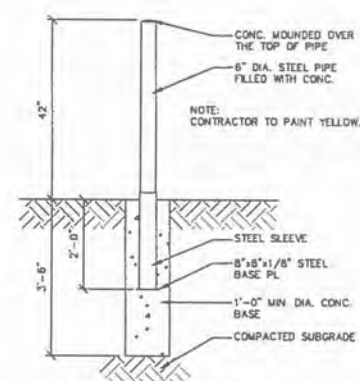
NOT FOR CONSTRUCTION

SHEET INFORMATION
SITE AND LANDSCAPE PLAN

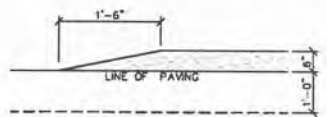
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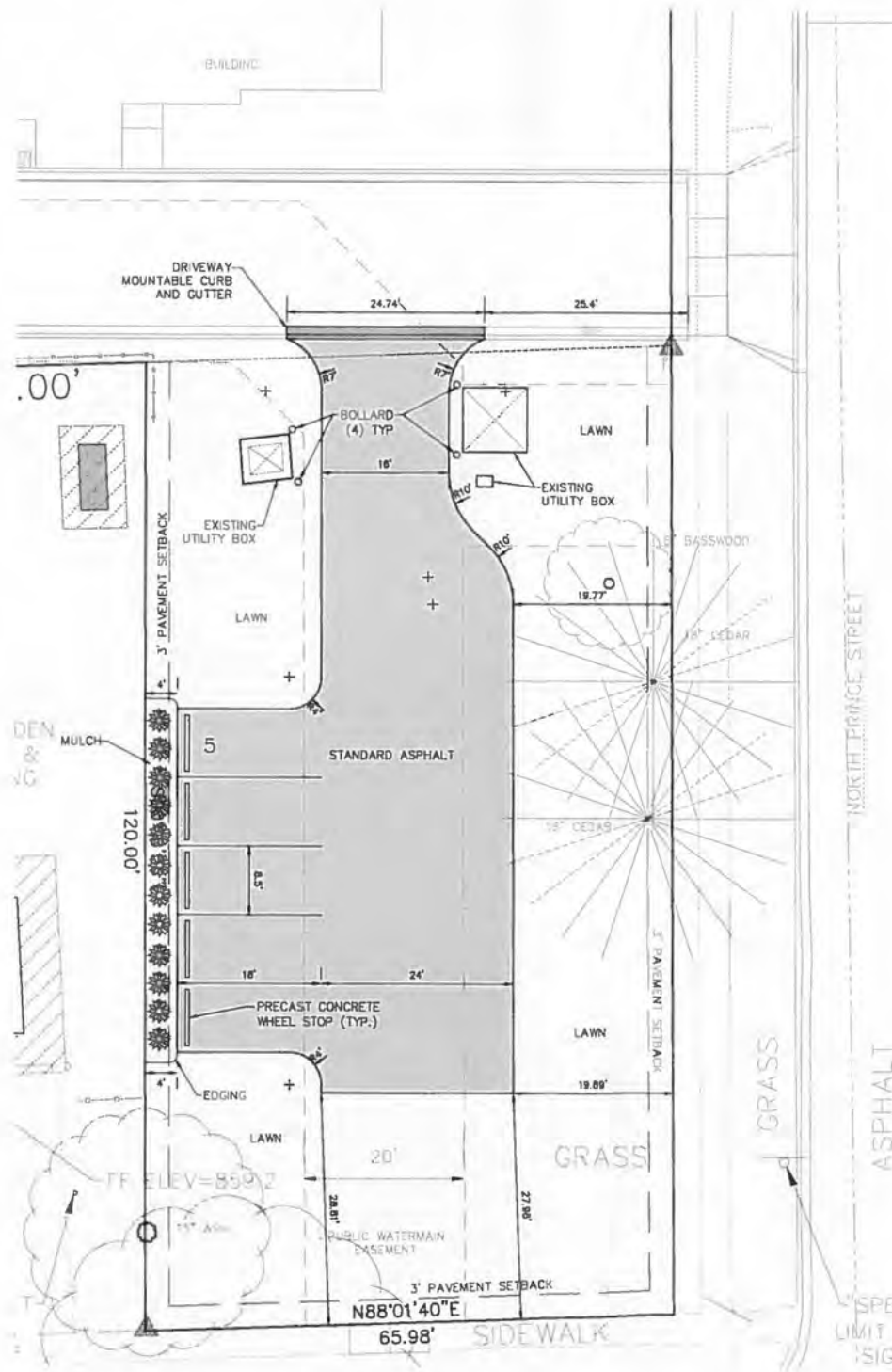
SHRUB PLANTING DETAIL
NO SCALE



BOLLARD DETAIL
NO SCALE



TAPERED CURB DETAIL
NO SCALE



SITE INFORMATION:

LEGAL DESCRIPTION: PART OF THE SE 1/4 OF THE NW 1/4, SECTION 5, T. 4 N.-4. 15 E., CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN

PROPERTY AREA: AREA = 67,459 S.F. (1.549 ACRES).

EXISTING ZONING: R-3 MULTI-FAMILY RESIDENCE

PROPOSED ZONING: R-3A UNIVERSITY RESIDENTIAL DENSITY OVERLAY DISTRICT

PROPOSED USE: MULTI-FAMILY

AREA OF SITE DISTURBANCE: 7,900 S.F. (0.18 ACRES)

SETBACKS: PAVEMENT: FRONT = 3'
SIDE = 3'
REAR = 3'

PARKING REQUIRED: 54 SPACES

PARKING PROVIDED: 49 EXISTING SPACES (3 H.C. ACCESSIBLE)
5 PROPOSED SPACES

HANDICAP STALLS REQUIRED: 3, HANDICAP STALLS PROVIDED: 3

LANDSCAPE REQUIREMENTS: MIN. LANDSCAPE SURFACE RATIO: 10%

EXISTING SITE DATA

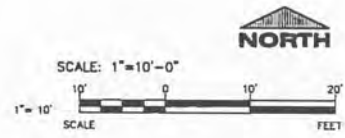
	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	1.55	67,459	
BUILDING FLOOR AREA	0.31	13,617	20.2%
PAVEMENT (ASP. & CONC.)	0.50	21,980	32.6%
TOTAL IMPERVIOUS	0.82	35,597	52.8%
LANDSCAPE/ OPEN SPACE	0.73	31,862	47.2%

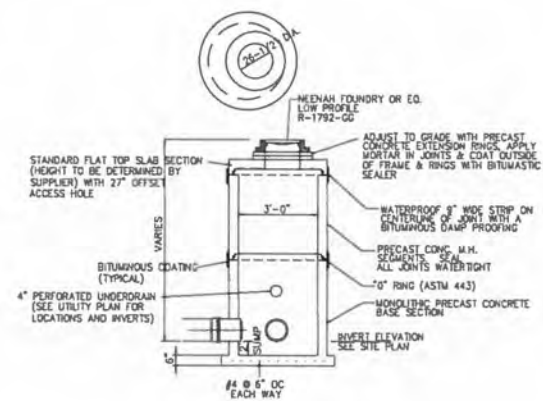
PROPOSED SITE DATA

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	1.55	67,459	
BUILDING FLOOR AREA	0.31	13,617	20.2%
PAVEMENT (ASP. & CONC.)	0.57	24,770	36.7%
TOTAL IMPERVIOUS	0.88	38,387	56.9%
LANDSCAPE/ OPEN SPACE	0.67	29,072	43.1%

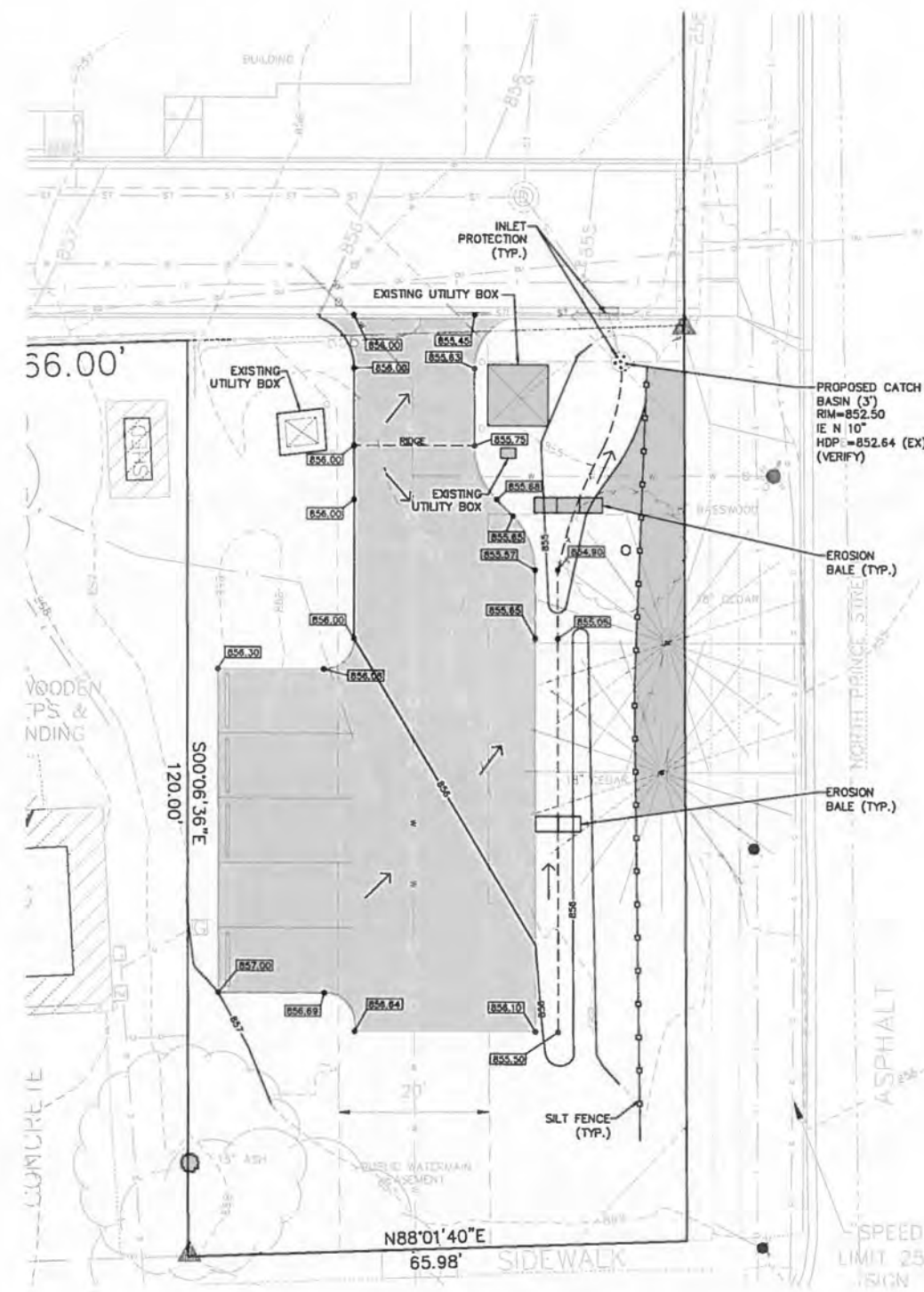
LANDSCAPING NOTES

SYMBOL	COMMON NAME	BOTANICAL NAME	PLANTED SIZE	QUANTITY
●	Anthony Waterer Spirea	Spiraea x bumalda 'Anthony Water'	15"-18"	12



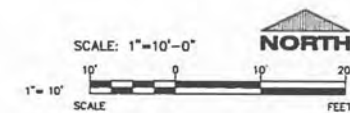


CATCH BASIN DETAIL
NO SCALE



NOTE:

- CONTRACTOR TO PROVIDE TRACKING PAD AT CONSTRUCTION ENTRANCE.
- CONTRACTOR TO VERIFY EXISTING TIE-IN ELEVATION POINTS AT DRIVE LOCATION.



PROFESSIONAL SEAL

NOT FOR CONSTRUCTION

A1.0

69

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FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"

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NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Plan and Architectural Review Commission of the City of Whitewater, Walworth and Jefferson Counties, Wisconsin, will consider a change of the City of Whitewater Ordinance regulations, to enact the proposed amendments to the City of Whitewater Municipal Code: Chapter 19, specifically Section 19.54 Signage Regulations, addressing amendments to the Sign Ordinance concerning on premises directional signs.

The proposed ordinance changes are on file in the office of the City Clerk and the document is open to public inspection during office hours Monday through Friday, 8:00 a.m. to 4:30 p.m.

NOTICE IS FURTHER GIVEN that the Plan and Architectural Review Commission of the City of Whitewater will hold a public hearing at the Municipal Building Community Room, 312 W. Whitewater Street, Whitewater, WI, on Monday, June 12, 2017, at 6:30 p.m. to hear any person for or against said change.

Dated: May 23, 2017

Publish: June 1, 2017 and June 8, 2017 (two times)
in the Whitewater Register

Michele Smith, City Clerk
By Jane Wegner, Plan Commission Clerk

ORDINANCE No. _____
AN ORDINANCE AMENDING CHAPTER 19.54 REGARDING SIGNAGE
REGULATIONS CONCERNING ON PREMISES DIRECTIONAL SIGNS

The Common Council of the City of Whitewater, Walworth and Jefferson Counties, Wisconsin, do ordain as follows:

SECTION 1. Whitewater Municipal Code Chapter 19.54, Section 19.54.020 B. 7., is hereby amended to read as follows:

“On-premises directional sign” means an information sign which has a purpose secondary to the use of the lot upon which it is located, including signs that indicate parking availability, entrances, particular buildings within a multi-building development, hours of operation, available merchandise in a drive-thru lane, and wall-mounted posters indicating particular movies in a theater.

- a. Freestanding on-premises: No freestanding on-premises directional sign shall be greater than nine (9) square feet in area.
- b. Wall Mounted Direction Signs: Wall mounted direction signs are not to exceed 25% of the square footage of the primary business wall sign (see 19.54.020 C. 7. for definition of Wall Sign).
- c. No sign with a commercial message legible from a public right-of-way or another property shall be considered an on-premises directional sign.

SECTION 2. Whitewater Municipal Code Chapter 19.54, Section 19.54.052 is amended as follows:

The text in the size category in Table B for On Premises Directional Signs shall read “See Section 19.54.020 B. 7. for size regulations.”

Ordinance introduced by Council Member _____, who moved its adoption.

Seconded by Council Member _____.

AYES:

NOES:

ABSENT:

ADOPTED:

Cameron Clapper, City Manager

Michele R. Smith, City Clerk